

Design-Build Qualifications: Lakewood Intergenerational Community Center



*Presented to:
The City of Lakewood*

November 25, 2019

November 25, 2019

Allison Hennie, RA
City of Lakewood
Planning and Development
12650 Detroit Ave
Lakewood OH 44107

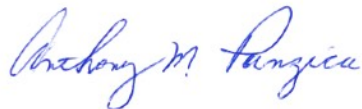
Dear Ms. Hennie:

Panzica Construction is pleased to submit our qualifications for Design-Build services for the City of Lakewood's new Intergenerational Community Center. We are excited about this opportunity to share our mission, experience, and processes with you. We would like to highlight the following information included within this proposal:

- **Design-Build Expertise:** Our team of architects, engineers, and construction experts offer a cooperative accountable process which allows us to accelerate project completion, make decisions that truly add value, and save cost over the length of your project.
- **Seasoned Project Team:** We have studied your project and selected a veteran team with experience in adaptive reuse of buildings. The key members of our proposed project team, along with our partners at Bowen have worked together on numerous projects across the region. They understand the planning and unique challenges this project will require.
- **Knowledge of Local Market:** We are headquartered in northeast Ohio and are very committed to the local community, offering the highest quality and most cost effective use of local market resources and labor. Every subcontractor will be prequalified based on quality, safety, and financial requirements.

We are committed to a process of collaboration, transparency, and performance that will achieve your intended vision for the new building. We are eager to exceed your expectations with the transformation of the former church to a community-driven facility.

Respectfully submitted,



Anthony M. Panzica, P.E.
CEO, Panzica Construction Company



Construction Management- Design Build- General Contracting
Since 1956

An Equal Opportunity Employer



Company History

Panzica Construction Company

Panzica Construction Company, a Corporation, was founded in 1956 and ranks as one of the top Construction Management and Design-Build firms in the Northeast Ohio area. Based in Mayfield Village, our company is headed by President/CEO Anthony Panzica with Executive Vice President Mark Panzica handling the administrative operations and Vice President Bill Davis leading the Pre-Construction team. **Success is measured first and foremost by client satisfaction.**

Adaptive Re-Use Project Expertise

Panzica Construction has a history of successful projects transforming buildings for new purposes. We have worked on existing structures for Case Western Reserve University, Cleveland State University, the City of Cleveland and many others to repurpose their facilities to service the needs of their communities.

Local Presence & Diversity Commitment

Founded in 1956 in Northeast Ohio, Panzica Construction has **extensive knowledge of the local markets**, materials, and labor which is a key asset when it comes to meeting quality, timing, and budget standards. We are committed to diversity and inclusion on our projects and our ultimate goal is to assist emerging businesses so that these firms will become viable, successful leaders in the business community.

Industry Stature

Panzica is currently constructing more than 750,000-ft² of space within an annual sales volume in excess of \$150 million. Much of our growth can be attributed to repeat business with clients whose trust has been gained throughout the years. Our strong financial resources enable us to maintain the highest possible **bonding capacity (\$300 million)** and guarantee the successful completion of each project we take on.

Cost Control & Schedule Management

Panzica's historical cost database of manpower productivity and computerized cost control systems has been developed through the construction of competitively bid and negotiated projects. This system gives Panzica a substantial base from which to operate in hard dollar, negotiated construction markets. We have a **proven track record of being within (or under) budget and schedule.**

Safety Approach & Quality Control

At Panzica, settling for a product that is "close enough" or "good enough" is never satisfactory. You will receive 100% - 100% of the time. **We have a very rigorous QC plan**, the foundation of which is based on prevention rather than correction. The same principle is applied to our Safety Program - this is our #1 priority, and we are committed to maintaining the highest level of job site safety.

Proud Members Of:



BUILD OHIO.ORG



Lakewood ICC

Insurance Certificates

ACORD®		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY)	
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.				4/4/2019	
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).					
PRODUCER The James B. Oswald Company 1100 Superior Avenue, Suite 1500 Cleveland OH 44114		INSURER(S) AFFORDING COVERAGE		NAIC #	
INSURED Panzica Construction Company 739 Beta Dr. Mayfield Village OH 44143		INSURER A : Westfield Insurance Company		24112	
		INSURER B : Westfield Insurance Company		24112	
		INSURER C : Zurich American Ins Co		16535	
		INSURER D : Berkley Insurance Company		32603	
		INSURER E :			
		INSURER F :			

COVERAGES		CERTIFICATE NUMBER: 1296566598		REVISION NUMBER:	
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.					
NR	TR	TYPE OF INSURANCE	ADDL. BUREAU	POLICY NO.	POLICY EFF. DATE
A	X	COMMERCIAL GENERAL LIABILITY	Y	CMM1326429	4/8/2019
	X	CLAIMS-MADE			4/1/2020
	X	ALL PRIMARY &			
	X	NON-CONTRIBUTORY			
	X	GEN'L AGGREGATE LIMIT APPLIES PER:			
	X	POLICY			
	X	PROJ.			
	X	LOC.			
	X	OTHER:			
B	X	AUTOMOBILE LIABILITY	Y	CMM1326429	4/8/2019
	X	ANY AUTO			4/1/2020
	X	SCHEDULED			
	X	OWNED			
	X	AUTOS ONLY			
	X	NON-OWNED			
	X	AUTOS ONLY			
	X	ALL PRIMARY			
A	X	UMBRELLA LIAB.	Y	CMM1326429	4/8/2019
	X	EXCESS LIAB.			4/1/2020
	X	RETENTION \$			
A	X	WORKERS COMPENSATION	Y	CMM1326429	4/8/2019
	X	ANY PROPRIETOR/PARTNER/EXECUTIVE			4/1/2020
	X	OFFICER/EMPLOYEE/CLERICAL			10/10/2019
	X	(Mandatory in NH)			
	X	IF YES, describe under			
	X	DESCRIPTION OF OPERATIONS below			
D	X	Contractors Professional	N	PCADB50039290419	4/8/2019
	X	Claims Made			4/8/2020
	X	Retro Date 06/16/2001			
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Additional Insured and Waiver of Subrogation as designated above is provided when required of the Named Insured by written contract or agreement. Project: New High School, 165 E. Bagley Rd., Berea, OH 44017 Berea City School District, the State of Ohio and GPD Group are additional insured on a primary and noncontributory basis as noted above and per the attached equivalent endorsements. Waiver of subrogation applies in favor of Berea City School District, the State of Ohio and GPD Group.					

CERTIFICATE HOLDER		CANCELLATION 30 Day NOC/ 10 Day NOC Non-Payment	
Berea City School District Attn: Jeff Grosse 390 Fair Street Berea OH 44017		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.	
		AUTHORIZED REPRESENTATIVE	

ACORD 25 (2016/03)

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		INSURER B :			
		INSURER C :			
		INSURER D :			
		INSURER E :			
		INSURER F :			

COVERAGES		CERTIFICATE NUMBER: 1183351337		REVISION NUMBER:	
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.					
NR	TR	TYPE OF INSURANCE	ADDL. BUREAU	POLICY NO.	POLICY EFF. DATE
A	X	COMMERCIAL GENERAL LIABILITY	Y	CMM1326429	4/8/2019
	X	CLAIMS-MADE			4/1/2020
	X	ALL PRIMARY &			
	X	NON-CONTRIBUTORY			
	X	GEN'L AGGREGATE LIMIT APPLIES PER:			
	X	POLICY			
	X	PROJ.			
	X	LOC.			
	X	OTHER:			
B	X	AUTOMOBILE LIABILITY	Y	CMM1326429	4/8/2019
	X	ANY AUTO			4/1/2020
	X	SCHEDULED			
	X	OWNED			
	X	AUTOS ONLY			
	X	NON-OWNED			
	X	AUTOS ONLY			
	X	ALL PRIMARY			
A	X	UMBRELLA LIAB.	Y	CMM1326429	4/8/2019
	X	EXCESS LIAB.			4/1/2020
	X	RETENTION \$			
A	X	WORKERS COMPENSATION	Y	CMM1326429	4/8/2019
	X	ANY PROPRIETOR/PARTNER/EXECUTIVE			4/1/2020
	X	OFFICER/EMPLOYEE/CLERICAL			10/10/2019
	X	(Mandatory in NH)			
	X	IF YES, describe under			
	X	DESCRIPTION OF OPERATIONS below			
D	X	Contractors Professional	N	PCADB50039290419	4/8/2019
	X	Claims Made			4/8/2020
	X	Retro Date 06/16/2001			
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Additional Insured and Waiver of Subrogation as designated above is provided when required of the Named Insured by written contract or agreement. Project: New High School, 165 E. Bagley Rd., Berea, OH 44017 Berea City School District, the State of Ohio and GPD Group are additional insured on a primary and noncontributory basis as noted above and per the attached equivalent endorsements. Waiver of subrogation applies in favor of Berea City School District, the State of Ohio and GPD Group.					

CERTIFICATE HOLDER		CANCELLATION	
Wells Fargo Bank, National Association as Administrative Agent RERM: #1009449 & 1009448 PO Box 514/Mac #N9303-110 Minneapolis MN 55480		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.	
		AUTHORIZED REPRESENTATIVE	

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PANZICA
Construction

Lakewood ICC



RLB#13298.00P
LAKEWOOD COMMUNITY CENTER
12205 LAKE AVE
LAKEWOOD, OH 44107

ALLISON HENNIE, RA
CITY OF LAKEWOOD
PLANNING & DEVELOPMENT
12650 DETROIT AVE
LAKEWOOD, OH 44107

November 25, 2019

Dear Allison Hennie and Members of the Selection Committee,

Bowen is pleased to team with Panzica for the Design-Build of Lakewood's Intergenerational Community Center. Our experience with community projects includes safety centers, recreation centers, education facilities, and the new Cleveland Kennel.

Our design team will be led by Ken Emling, our Director of Public Architecture. Ken was Project Manager for the GCRTA Clifton Boulevard Enhancement project, which involved close coordination with the City Governments and community members in Cleveland and Lakewood. You can reach Ken at kemling@rlba.com or 216.377.3815.

Most of our proposed design team is currently collaborating on renovations to the Rocky River Police Station and City Hall campus. Both the Rocky River project and our Lakewood design team feature Ken Emling as Project Manager, Robyn Wolf and Project Architect, Kyle Hulewat as Director of Design, Pietro DiFranco as Civil Engineer, and Tec Inc. as mechanical and technology engineers. This team has the technical expertise, design excellence, and civic sensibility the Intergenerational Community Center requires.

Our relationship with Panzica includes successful collaborations on community projects for Mayfield Village, the City of Cleveland, and North Royalton, and an upcoming project of the City of Beachwood.

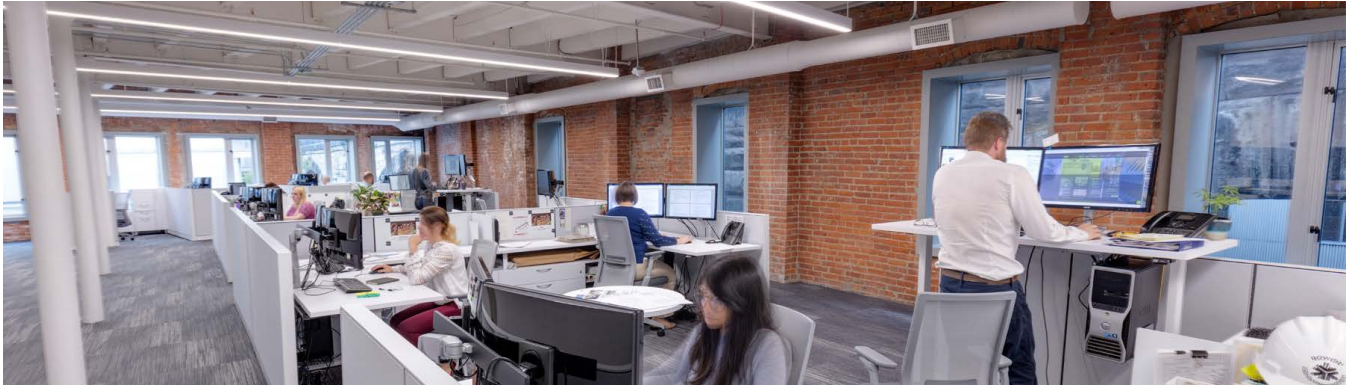
If you should have any questions regarding the enclosed information, please don't hesitate to call.

Sincerely,

RICHARD L. BOWEN + ASSOCIATES INC.

A handwritten signature in black ink, appearing to read "Allan Renzi", followed by a large, stylized circular flourish.

Allan Renzi, AIA
President



BUILDING A BETTER FUTURE BY DESIGN

2019 Center St
Suite 500
Cleveland, Ohio 44113
216-491-9300
www.rlba.com

PRIMARY CONTACT
Ken Emling
Principal
Dir. of Public Architecture
kemling@rlba.com
216.377.3815

Since 1959, Richard L. Bowen + Associates, Inc. (Bowen), an employee-owned Ohio corporation, has combined talent, innovation, and technology to provide exceptional architecture, planning, engineering, and construction management services, together as one. Headquartered in Cleveland, Ohio with registrations across the U.S., Bowen serves public and private clients in a diverse range of industries including justice, governmental, transportation, education, office, multi-family housing, commercial development, and retail design.

Over the past sixty years, Bowen has built its reputation as an industry leader through integrity, innovation, and a commitment to Northeast Ohio. We believe our employees’ dedication, our exemplary service, and the relationships we build are the keys to successful, innovative projects. We develop strategies and creative solutions in an economical manner fostering a partnership in which we help our client build their future. This results in a notable number of repeat clients and award-winning designs.

EMPLOYEES BY DISCIPLINE:

FIELD	REGISTERED	TECHNICAL	TOTAL
Architecture	11	12	23
Civil Engineering	5	2	7
Structural Engineering	1	1	2
Mechanical Engineering	1	0	1
Electrical Engineering	1	1	2
Construction Management		5	5
Accounting/HR			3
Information Technology			1
Administrative Support			6
Other			1
		Total Staff:	51



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/23/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER The James B. Oswald Company 1100 Superior Avenue, Suite 1500 Cleveland OH 44114		CONTACT NAME: Serena Turchik PHONE (A/C, No, Ext): 216-839-2807 FAX (A/C, No): 216-839-2815 E-MAIL ADDRESS: sturchik@oswaldcompanies.com	
		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A: Westfield Insurance	24112
		INSURER B: XL Specialty Insurance Co.	37885
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 358476010 **REVISION NUMBER:** 08/24/12

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURED	SUBROGATION	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> All Primary & <input checked="" type="checkbox"/> Non-Contributory GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:	Y	Y	TRA7755262	1/25/2019	1/25/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/POP AGG \$ 2,000,000 \$
A	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> All Primary	Y	Y	TRA7755262	1/25/2019	1/25/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	Y	Y	TRA7755262	1/25/2019	1/25/2020	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 Excludes Professional \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	TRA7755262	1/25/2019	1/25/2020	PER STATUTE <input checked="" type="checkbox"/> OTHER OH Stop Gap E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Professional Liability Claims Made Retro Date: 1/25/1961	N	Y	DPR9937248	1/25/2019	1/25/2020	Each Claim Aggregate \$5,000,000 Pollution & Envir. \$7,000,000 Liab. Included

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Additional Insured and Waiver of Subrogation as designated above is provided when required of the Named Insured by written contract or agreement.

CERTIFICATE HOLDER Specimen For Purposes of Evidencing Coverage Only OH 44120	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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electrical | mechanical | lighting design | technology design

November 25, 2019

Ms. Allison Hennie, RA
City of Lakewood
Planning & Development
12650 Detroit Ave
Lakewood, OH 44107

RE: Cove Church Adaptive Reuse RFQ

Dear Ms. Allison Hennie,

Thank you for the opportunity to submit our qualifications on your exciting project for the The City of Lakewood's Intergenerational Community Center as an Adaptive Reuse of the former Cove United Methodist Church. Over our 37 years of history as a firm, Tec Inc. Engineering & Design is excited for the opportunity to continue bringing you our expertise as an engineering consultant, providing Mechanical, Plumbing, and Technology design for the reuse of Cove Church, helping to bring Lakewood a beautiful community center for all ages.

Throughout the last two decades, we've enjoyed the opportunity to lend our services on a diverse repertoire of projects, including improvements to the City of Cleveland's recreation centers and doing a majority of the engineering work at the innovative SPIRE Institute. Joining the team alongside Bowen Architects and Panzica on this project, we'll deliver on our expertise, while knowing our fantastic teammates are delivering high-quality results on their end of the project design.

Tec's staff located in our headquarters at 33851 Curtis Blvd. Eastlake, OH will serve the City of Lakewood and be led by me, Timothy Pool, Executive Vice President, Engineering. I have worked on several projects at the with Bowen and plenty of projects around the Northern Ohio region. Please do not hesitate to contact me should you have questions about our team and qualifications.

Thank you for your consideration of Tec Inc. for this work, we look forward to the opportunity to work with you and the staff from the City of Lakewood.

Sincerely,
Tec Inc. Engineering and Design

A handwritten signature in blue ink, appearing to read "Tim Pool", with a stylized flourish extending from the end.

Timothy Pool, PE, RCDD
Executive Vice President, Engineering
D (440) 220-4237
tpool@tecinc1.com

33851 Curtis Blvd
Suite 216
Eastlake, OH 44095
t 440.953.8760
f 440.953.1289
www.tecinc1.com

cleveland
columbus
pittsburgh



at a Glance

OFFICES

Cleveland

33851 Curtis Blvd., Suite 216
Eastlake, OH 44095
440.953.8760

Columbus

3073 N. High Street
Columbus, OH 43202
614.267.4928

Pittsburgh

2300 Freeport Road, Suite 19
Pittsburgh, PA 15068
412.515.8880

PROFESSIONAL REGISTRATIONS

CA, CO, DC, FL, GA, IL, IN, KY, ME, MD,
MI, MN, NV, NH, NC, OH, OR, PA, SC,
TN, TX, UT, VT, WA, WV

REPRESENTATIVE CLIENTS

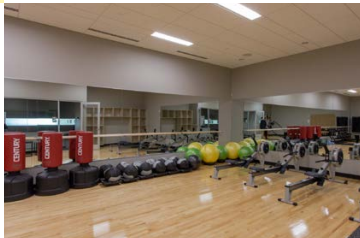
- City of Cleveland
- City of Reynoldsburg
- City of Solon
- Cleveland Metro Parks
- Lake Metro Parks
- Lake County YMCA
- Frost Valley YMCA
- The Ohio State University
- Gannon University
- Cleveland YMCA
- Lake Erie College
- Mount Vernon Nazarene University
- Muskegon University
- Lakewood College
- SPIRE Institute

SERVICES

- Heating, Ventilating and Air Conditioning
- Plumbing and Process Piping Systems
- Fire Protection and Early Warning Systems
- Building Power, Lighting, Sound, Fire Alarm and Technology Systems
- Utility Distribution (Electrical, Heating)
- Emergency Power Generation
- Energy Auditing and Retrofit for Energy Conservation
- Short Circuit Studies
- Arc Flash Analysis
- Systems Assessments for Mechanical, Electrical and Plumbing Systems
- Building Systems Commissioning
- Green/Sustainable Building Designs

UNPARALLELED ENGINEERING AND DESIGN PERFORMANCE

At Tec Inc., we love engineering and designing. We are proud of the relationships we build and passionate about exceeding client expectations. Founded in 1983, Tec Inc. is an MEP engineering and design firm that extends the broad expertise and advantages of a large firm with the intimacy, responsiveness, and attention of a small company. Our goal is end-user satisfaction with the space—including comfort, safety, and productivity. We have developed a talented and experienced staff driven by the desire to create innovative solutions to meet the design criteria of your project.



RECREATION FACILITIES SYSTEMS EXPERTISE

Tec Inc. is a professional mechanical, electrical and plumbing engineering, and lighting and technology design firm exceeding client expectations for the past 35 years. With an impressive portfolio of recreation facilities, we are a regional leader providing building systems design services. Having completed more than 50 recreation projects in the last ten years, our municipal, collegiate, and recreation clients throughout Ohio have benefited from the experience and skill of Tec's professional engineers and designers. They consistently re-engage Tec for their site MEP engineering and technology and lighting design services.

QUICK FACTS

Year Founded: 1983

President: Terry Kilbourne | Managing Principal Columbus: Russ Edwards

Employees: 22 engineers and designers | 32 total employees

8 licensed Professional Engineers (P.E.) | 6 LEED AP

Average Tenure: 11 years | 8 employees with more than 20 years tenure

Total Number of Projects: 15,000 | 20+ Pool Projects

PROFESSIONAL LICENSES AND CREDENTIALS

- 8 - Professional Engineer (P.E.)
- 6 - Leadership in Energy & Environmental Design (LEED AP)
- 3 - Registered Communications Distribution Designer (RCDD)
- 2 - Construction Documents Technologist (CDT)
- 2 - Construction Specifications Institute (CSI)
- 1 - Certified Geothermal Designer
- 1 - Certified Energy Manager (CEM)
- 1 - ASPE Certified Plumbing Designer (CPD)
- 1 - EPA High Pressure Refrigerant Handling License
- 1 - State of Ohio Contractor/Master Plumbing License
- 1 - State of Ohio Certified Backflow Tester
- 1 - State of Ohio Electrical Safety Inspector
- 1 - National Council of Examiners for Engineers and Surveying (NCEES)
- 1 - Trainer - National Center for Construction Education and Research (NCCER)
- 1 - Certified Healthcare Constructor (CHC)
- 2 - Certified Professional Services Marketer (CPSM)



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4/9/2019

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PRODUCER The James B. Oswald Company 1100 Superior Avenue, Suite 1500 Cleveland OH 44114	CONTACT NAME: Noelle Boyd PHONE (A/C, No, Ext): 216-367-8787 E-MAIL ADDRESS: Nmboyd@oswaldcompanies.com		FAX (A/C, No): 216-839-2815
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED TEC, Inc. 33851 Curtis Boulevard, #216 Eastlake OH 44095	INSURER A: XL Specialty Insurance Co.		
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES

CERTIFICATE NUMBER: 789144173

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVP	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability Claims Made Retro Date: 03/14/1987	N	Y	DPR9940745	4/13/2019	4/13/2020	Each Claim Aggregate Pollution & Envir. \$1,000,000 \$3,000,000 Liab. Included

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Waiver of Subrogation as designated above is provided when required of the Named Insured by written contract or agreement.

CERTIFICATE HOLDER

CANCELLATION

Specimen
For Purposes of Evidencing
Coverage Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Knight & Stolar, Inc.

PLANNING CONSULTANTS & LANDSCAPE ARCHITECTS

November 20, 2019

City of Lakewood
Planning and Development
12650 Detroit Avenue
Lakewood, OH 44107

Attn: Allison Hennie, RA

Re: City of Lakewood's Intergenerational Community Center

Allison -

We are pleased to submit our qualifications for the Panzica Design-Build Team. Knight & Stolar, Inc., a State of Ohio corporation, has been providing landscape architectural services to public and private clientele for more than sixty years. We are a tightly woven team, capable of efficiently solving the challenges that may be posed during the course of a site development project.

We offer a variety of specialized services that encompass the design spectrum, from preparation of land use analysis studies and master plans through production of contract documents and observation of projects during construction. We take pride in our ability to collaborate with owners, architects, engineers and other disciplines, satisfy unique site planning requirements, produce documents with a high level of detail and meet scheduled deadlines for site improvement projects.

Our Landscape Architectural services often include the following:

- Preparation of land-use analysis reports, master plans and conceptual, schematic and design development plans.
- Construction plans details and specifications for site demolition, erosion control, layout, grading, paving, irrigation and planting
- Cost Estimating
- Contract Administration

We are excited at the prospect of working on this exciting adaptive reuse project in Lakewood. We believe our experienced design team will be an asset to the successful completion of this project and we look forward to the opportunity of working with your office.

Best regards,

Kathleen A. Jankowski, RLA
President



Knight & Stolar, Inc.

"The purpose of the game is to improve the environment whenever you do anything to change it."

Garrett Eckbo

FIRM PROFILE

Throughout 60 years of landscape architectural practice, Knight & Stolar's has embraced a mission to improve a site by harnessing a balance of sound engineering with robust nature, and to deliver an enduring design that surpasses our client's expectations and enriches the community.

In our work, we diligently represent developmental interests of our clients and pursue their project goals. We seek to foster lasting relationships with our clients which often rewards us with future business opportunities.

Knight & Stolar's expansive range of site design experience has provided us with the know-how to forge unique and successful design solutions through our use of imagination, efficiency and accuracy. We often collaborate in partnership with other professional consultants to integrate their expertise into the design product.

Our abilities can be recognized in past commissions within the following areas of development:

- *Health Care*
- *Academic*
- *Corporate*
- *Government and Agency*
- *Cultural and Historical*
- *Urban and Community*

We provide a range of landscape architectural services, such as:

- *Preparation of feasibility studies and master-plans.*
- *Production of design and bidding documents.*
- *Representation of the client during design and construction.*

Knight & Stolar promotes sustainability and proper land stewardship in the planning and design process. In our efforts to achieve the goals of a client and adapt valuable landscapes with which we are entrusted, we often propose green building initiatives which aim to lessen developmental impacts on natural resources and reduce long term project costs.



Kent State University, Risan Plaza



Parker Hannifin Corporate Headquarters



Cleveland Museum of Natural History Expansion

3029 Prospect Avenue
Cleveland Ohio 44115
Phone: (216) 391-0910
Fax: (216) 391-0920
email: info@kslarch.com

Company Licensing and Certifications:

American Society of Landscape Architects (ASLA), Small Business Enterprise (SBE), Female Business Enterprise (FBE), Cleveland Small Business (CSB), Encouraging Diversity Growth and Equity (EDGE)

PLANNING CONSULTANTS | LANDSCAPE ARCHITECTS



KNIG&ST-01

LPIERCE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/21/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER Pinkerton Insurance 6133 Rockside Rd., Ste. 402 Independence, OH 44131	CONTACT NAME:	
	PHONE (A/C, No, Ext): (216) 520-8800	FAX (A/C, No): (216) 520-8819
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Hartford Fire & Casualty Insurance Company	
	INSURER B: CNA	
INSURED Knight & Stolar Inc Attn: Kathy Jankowski 3029 Prospect Avenue Cleveland, OH 44115	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	
	NAIC #	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			45SBAPO3917	1/20/2019	1/20/2020	EACH OCCURRENCE \$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000
							MED EXP (Any one person) \$ 10,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
A	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			45SBAPO3917	1/20/2019	1/20/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below			45SBAPO3917	1/20/2019	1/20/2020	PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
							E.L. EACH ACCIDENT \$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Prof Liability			LAH288365729	12/23/2018	12/23/2019	Per Claim 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Professional Liability Limits: \$1,000,000 Per Claim, \$2,000,000 Aggregate

CERTIFICATE HOLDER

CANCELLATION

To Whom it May Concern
For Informational Purposes Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



MARK PANZICA, P.E., LEED AP

EXECUTIVE VICE PRESIDENT

EXPERIENCE

19 Years in Construction Industry
14 Years with Panzica

EDUCATION

B.S. Civil Engineering
Purdue University
Professional Engineer - P.E.

CERTIFICATIONS

LEED Accredited Professional

COMMUNITY, CORPORATE & CIVIC INVOLVEMENT

- AGC Ohio - President
- ACE Mentor Program - Board Chair
- NAIOP - Member & Past President

As Project Executive, Mark will serve as a senior-level liaison between the owner and Panzica's project team. He is responsible for all operational planning activities and for consulting with both the owner and architect project teams to provide advice and value management regarding materials, methods, systems, schedules, labor, and other conditions. Mark will ensure Panzica Construction's performance and quality standards for the project and has overall responsibility for delivering on our promises to the owner.

PROJECT EXPERIENCE



Flats East Bank Mixed-Use Development



One University Circle



Aloft Hotel Cleveland

Lakewood ICC

The Euclid Grand

Mixed-Use Historic Renovation (\$46 million)

Cleveland Public Library

MLK Jr. Branch (\$15 million)

One University Circle

20-Story Apartment Complex (\$112 million)

Flats East Bank

Mixed-Use Complex (\$65 million)

Gilmour Academy

Performing Arts Center (\$7 million)

City of Brecksville

Police Station (\$9 million)

City of Cleveland

Third District Police Station (\$15 million)

Centers for Dialysis Care

East Patient Treatment Facility (\$17 million)

Aloft Hotels

Aloft Cleveland (\$25.0 million)

Avery Dennison

CF-4 Facility Expansion (\$4 million)

University Hospitals of Cleveland

Richmond Medical Center Pharmacy (\$4 million)

Akron Zoo

Pride of Africa & Wild Asia Exhibits (\$13 million)

Lincoln Electric

Welding Technology Center (\$15 million)





DAVE PANZICA

PROJECT MANAGER

EXPERIENCE

14 Years in Construction Industry
10 Years with Panzica

EDUCATION

B.S. Construction Management &
Technology
Bowling Green State University

CERTIFICATIONS

ProCore Software

As Project Manager, Dave has overall responsibility for the project. He will serve as the single point of contact for the Architect and Owner throughout the project. He will provide coordination and management of Panzica's pre-construction services and oversight of all construction phase activities. Dave's main objective is to ensure that Panzica meets or exceeds the owner's expectations for schedule, budget, safety and quality.

PROJECT EXPERIENCE



Centers for Dialysis Care



Tri-CATC Building



Lakewood Child Care Center Expansion

Lakewood Child Care Center

Expansion & Renovation

Centers for Dialysis Care

East Facility

Multiple Locations Renovation Projects

Cuyahoga Community College

Advanced Technology Training Center

University Hospitals of Cleveland

Richmond Pharmacy

Center for Emergency Medicine

Avery Dennison

Painesville Facility Renovation

Oberlin College

Kahn Hall & Campus Improvements

Cleveland State University

The Union Building

Progressive Insurance

North Campus Renovation

FirstMerit Bank

Headquarters Renovation

St. Joseph Parish

Family Center Facility

State of Ohio

*Ohio Public Employees Retirement System Office
Building*



Lakewood ICC

STEVE VARELMANN, AIA

DIRECTOR OF DESIGN-BUILD

Beginning with a thorough understanding of your business objectives, Steve will tailor a strategy to meet your needs, from pre-construction to project close out. Functioning as a liaison between the owner, architect, and Panzica, Steve works as an extension of your team through open collaboration and clear communication – tracking issues, facilitating solutions, and delivering accurate and timely information throughout the lifecycle of your project. Steve is a licensed architect and works collaboratively with the architect's team and monitors quality through construction.

EXPERIENCE

35 Years in Construction Industry

1 Years with Panzica

EDUCATION

B.S. Architecture & Construction Science

B.S. Civil Engineering

University of Cincinnati

CERTIFICATIONS

Licensed Architect, State of Ohio

MEMBERSHIPS

AIA Ohio

PROJECT EXPERIENCE



Mandel Center for Non-Profit Organizations



Oberlin College Campus Projects



CWRU Dormitory Renovations

MetroHealth Medical Center

Campus Transformation Projects (\$30 M+)

City of Hudson

Downtown Development Phase 2 (\$60 M+)

Lakewood Childcare Center

Daycare Center Renovation (\$.5 M)

Cleveland Clinic Hillcrest Hospital

Expansion & Renovation (\$160 M)

Oberlin College

Dascomb Hall Student Health Services (\$4 M)

Shanks Health & Wellness Facility (\$17.4 M)

Judith & Bertam Kohl Building (\$22 M)

Austin Knowlton Athletic Complex (\$15.4 M)

Robert A. Kahn Residence Hall (\$17 M)

Residence Hall Renovations (\$30 M)

Central Heating Plant (\$10.4 M)

Kirtland Country Club

The Grille Addition (\$2 M)

Case Western Reserve University

Glaser, Michelson & Kusch Dormitory

Renovations (\$14 M)

Mandel Center for Non-Profit Orgs. (\$11 M)

Village at 115 Press Box & Parking Structure (\$24 M)



Lakewood ICC



KEN FLESSE

CHIEF ESTIMATOR

EXPERIENCE

30 Years in Construction Industry
1 Years with Panzica

EDUCATION

B.A. Architecture
B.A. Engineering
Kent State University

CERTIFICATIONS

OSHA 30-Hour

As Chief Estimator, Ken will methodically, meticulously, and accurately prepare Panzica's project cost estimates. He has an extensive knowledge of project costs and utilizes Panzica's vast database of historical price information to proactively lead the pre-construction cost control efforts of our organization. Ken will both prepare and oversee the production of detailed project estimates at four key stages: Conceptual, Schematic Design, Design Development, and Construction Documents. Each work product will have a consistent look with the ability to easily track changes from estimate to estimate.

PROJECT EXPERIENCE



Cleveland Public Library MLK Branch



The Euclid Grand Apartments



Indianapolis FBI Headquarters

Lakewood ICC

Case Western Reserve University

Triangle Building Window Replacement

Cleveland Museum of Natural History

Gateway Projects

Cleveland Public Library

MLK Branch

Willis Towers Watson

Corporate Office Renovation

University Hospitals

Richmond Pharmacy

Elyria Medical Center Renovation

University Suburban Health Center Addition

US Bank

Cleveland Office Renovation

Cleveland State University

Maxine Goodman Levine College of Urban Affairs

James J. Nance College of Business

Cleveland Marshall College of Law Library

Flexjet

Operations Center at Cuyahoga County Airport

University of Akron

Student Affairs Building

Federal Reserve Bank of Cleveland

Money Museum



ROBERT DONELON, LEED GA

GENERAL TRADES ESTIMATOR

EXPERIENCE

11 Years in Construction Industry
4 Years with Panzica

EDUCATION

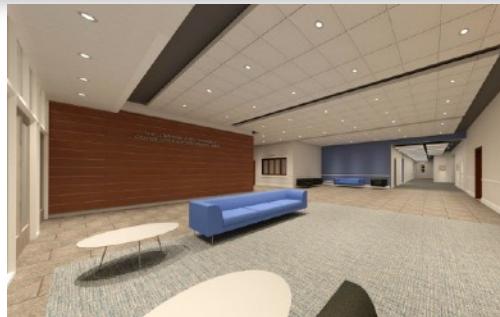
B. S. in Construction Engineering
Technology
University of Toledo

CERTIFICATIONS

LEED Accredited Professional

As General Trades Estimator, Robert assist in preparing a detailed project estimates at four key stages: Conceptual, Schematic Design, Design Development, and Construction Documents. He will coordinate with other estimators as well as subcontractors to calculate accurate labor, equipment and material costs for all stages of the project. Robert will maintain open and effective communication with designers and owners with detailed reporting on their specific project.

PROJECT EXPERIENCE



Gilmour Academy Center for Performing Arts



Oberlin College Health & Wellness Center



One University Circle

Lakewood ICC

University Circle Inc.

One University Circle

Midwest Development Partners

Centric Apartments

Charles Schwab

Corporate Office Renovation

Lincoln Electric

Welding Technology Center

Oberlin College

Shanks Health & Wellness Center

Centers for Dialysis Care

East Facility, Middleburg Heights Facility

City of Broadview Heights

Community & Recreation Center

Greater Cleveland RTA

East 34th Street Station Reconstruction

Avery Dennison

Lobby Security Upgrades

Parker Hannifin Corporation

Lobby Renovation

Akron Public Schools

Case Elementary, Ellet High School

Cleveland Metropolitan School District

Sunbeam School

PATRICK CONOCHAN

PROJECT SUPERINTENDENT

EXPERIENCE

19 Years in Construction Industry

1 Years with Panzica

CERTIFICATIONS

OSHA 30-Hour

As Project Superintendent, Pat will be on site daily with responsibility for the direction of all site functions including coordination of work for the trade contractor and suppliers. He will establish procedures and daily coordination between the subcontractors and the project team. Pat will monitor availability of supplies and equipment, the schedule as construction progresses and the overall quality of the contractors' work. Safety is Pat's #1 priority on the site and he is committed to the safety of all team members and the surrounding community on the project.

PROJECT EXPERIENCE



Berea-Midpark High School



Akron Zoo Pride of Africa Exhibit



Charles Schwab Corporate Offices

Berea City Schools

Berea-Midpark High School

Akron Zoo

Pride of Africa Exhibit

Charles Schwab

Corporate Office Renovation

Willis Towers Watson

Corporate Office Renovation

Centers for Dialysis Care

East Facility

National Interstate Insurance

Corporate Office Building

St. Raphael Catholic Church

New Church Building

Judon Manor

Assisted Living Facility Renovation

Cuyahoga County Public Library

Middleburg Heights Branch



CHRIS KOEPF

PROJECT ENGINEER

EXPERIENCE

3 Years in Construction Industry
1 Years with Panzica

EDUCATION

Master of Business Administration
Case Western Reserve University
(Graduation in May 2020)

Bachelor of Science
University of Pittsburgh

As Project Engineer, Chris is responsible for the efficient establishment and maintenance of central filing systems for correspondence, documentation, close outs, and project submittals and shop drawings. He also audits contract billings for accuracy and writes and publishes minutes of weekly progress meetings, diversity reporting, and LEED documentation. Chris also assists in the preparation of monthly billings and statements to the client, construction cost comparisons, monthly budget monitoring, and coordination and distribution of bid packages to prospective trade contractors for all projects.

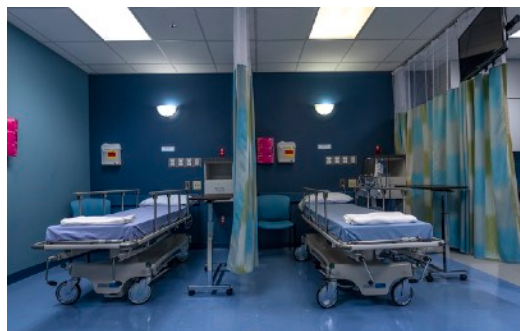
PROJECT EXPERIENCE



Centric Apartments



Akron Zoo Pride of Africa Exhibit



Children's Surgery Center of Cleveland

Akron Zoo

Pride of Africa Exhibit

Wild Asia Exhibits

Lakewood Childcare Center

Expansion & Renovation

Centric

Apartment Complex

Children's Surgical Center of Cleveland

Outpatient Surgery Suites

DAVE VALENTINE

SAFETY DIRECTOR

As Safety Director, Dave oversees the company's comprehensive and strict Safety Program. He is committed to ensuring that our organization maintains OSHA "Elite" status, a designation bestowed on companies with demonstrated successful track records in the area of project safety. Dave will develop a site-specific safety program for the project as well as review Subcontractor Safety Programs, and perform weekly safety inspections of the project for safety compliance and accident prevention.

EXPERIENCE

40 Years in Construction Industry
13 Years with Panzica

CERTIFICATIONS

OSHA 30-Hour

PROJECT EXPERIENCE



Gilmour Academy Center for Performing Arts



Oberlin College Shanks Health & Wellness Center



CMSD Sunbeam School

Gilmour Academy

Center for Performing Arts

Berea City Schools

Berea-Midpark High School

Oberlin College

Shanks Health & Wellness Center

Cleveland Metropolitan School District

Sunbeam School

Cuyahoga Community College

Advanced Technology Training Center

City of Broadview Heights

Recreation Center

Akron Public Schools

Case Elementary School

Ellet High School

Keystone Local School

Keystone Elementary School

Cleveland Metroparks Zoo

Rosebrough Tiger Exhibit

The Euclid Grand

Mixed-Use Historic Renovation

Cleveland Public Library

MLK Jr. Branch

Lakewood ICC



ALLAN L. RENZI, AIA, LEED AP BD+C

President

Allan is responsible for managing design, delivery, business development, and personnel for this multi-disciplined architecture and engineering firm. In his 25 years at Bowen, Allan has led a diverse range of projects for commercial and public clients. Notable sectors include justice and public safety, municipal, recreation, transit, education, corporate office, multi-family housing, and retail/mixed-use development. He has spoken at statewide and industry conferences and is a Past President of AIA Cleveland.

EXPERIENCE

25 years at Bowen
29 in Industry

EDUCATION

Bachelor of
Architecture, Kent
State University
Bachelor of Art
in Urban Geography,
The Ohio State
University

REGISTRATIONS

Architect – Ohio, & 41
additional states (AL,
AK, AZ, CO, CT, DE,
FL, GA, ID, IL, IN, KY,
LA, ME, MD, MA, MI,
MN, MS, MO, NE, NV,
NH, NJ, NY, NC, OH,
PA, RI, SC, TN, TX,
VT, VA, WA, WV, WI)

MEMBERSHIPS

American Institute of
Architects (AIA)
National Council
of Architectural
Registration Boards
(NCARB)
LEED Accredited
Professional

As president, Allan will oversee the entire process. He will offer quality control, attend community and design meetings as needed, and sign & seal all drawings.

GOVERNMENTAL

- Rocky River Police Station, Rocky River, Ohio
- Sandusky Justice Center, Sandusky, Ohio
- Beachwood Police Station, Beachwood, Ohio
- Spanish American Committee Master Plan, Cleveland, Ohio
- Geauga County Administration Buildings Assessments and Master Plan, Chardon, Ohio
- Northfield Civic Campus Master Plan, Village of Northfield, Ohio
- Wooster Safety Center, Wooster, Ohio
- Third District Police Station, Cleveland, Ohio
- Portage County Municipal Court House, Kent, Ohio
- Brecksville Salt Storage Facility, Brecksville, Ohio
- GSA Ralph Regula Federal Building & U.S. Court House, Canton, Ohio
- Mayfield Village Police Station, Mayfield Village, Ohio
- GSA Social Security Administration Building, West Palm Beach, Florida, Project Manager
- GSA FBI Automotive/Electronic Radio Processing Facility, Cleveland, Ohio
- GSA FBI Field Office, Springfield, Illinois
- GSA Internal Revenue Service Building Springfield, Illinois

RECREATION

- Central Recreation Center Renovations, Cleveland, Ohio
- Wooster Recreation Center Feasibility Study, Wooster, Ohio
- Cedar Fair SportsPlex Criteria Architect, Sandusky, Ohio
- Maple Heights Community Recreation and Senior Center, Maple Heights, Ohio
- Middleburg Heights Community Recreation Center
- Ravenna Wellness Center Feasibility Study Including Partnering Options
- Broadview Heights Community Center Feasibility Study and Conceptual Design
- Mentor Community Recreation Center and Ice Arena (Ohio)



KENNETH J. EMLING, AIA, NCARB

Project Manager | Community Engagement

Ken has more than 25 years of experience, 23 of them with Bowen. His capabilities encompass a full range of architectural design and project management skills. He has directed the design and construction of a multitude of building types, including transportation centers, industrial facilities, office renovations, recreation centers, governmental buildings and correctional facilities.

As Project Manager, Ken will be the Primary Contact regarding design. He will manage all design phases for architecture and engineering, including all sub-consultants. He will lead presentations and charrettes with all departments. He will also lead community meetings as needed to build consensus around the project.

EXPERIENCE

23 years at Bowen
26 years in Industry

EDUCATION

Bachelor of
Architecture,
Kent State University
Bachelor of Science in
Architecture,
Kent State University

REGISTRATIONS

Architect – Ohio
NCARB
AIA

AWARDS AND HONORS

2016 NAIOP NEO
Office Exterior Reno.
of the Year, COTA
McKinley Facilities
2013 NAIOP NEO
Office Architectural
Project of the Year,
Vitamix Headquarters
2008 Ohio Historical
Society Preservation
Award CWRU Alumni
House Renovation
2005 NAIOP
Renovation Project
of the Year, SARTA
Gateway Facility
Renovation
2000 AIA Cleveland
Design Award,
NoShok Inc.

GOVERNMENTAL

- Ice Arena Renovations, North Olmsted, Ohio
- NEORSD Easterly Service and Security Building, Cleveland, Ohio
- Rocky River Police Station, Rocky River, Ohio
- Northfield Village Civic Campus Master Plan, Northfield Village, Ohio
- Geauga County Administration Buildings Assessments and Master Plan, Chardon, Ohio
- Lorain County Magistrate Hearing Rooms, Elyria, Ohio
- Lorain County Jobs and Family Services Envelope Repair, Elyria, Ohio
- GCDWR Office-Garage Expansion Master Plan, Chardon, Ohio
- Strongsville Police Station Expansion, Strongsville, Ohio
- Mayfield Village Police Station, Strongsville, Ohio
- Middleburg Heights Community Center, Middleburg Heights, Ohio
- City of Lorain Community Recreation Center Conceptual Design, Ohio
- Eastlake Civic Center Master Plan, Eastlake, Ohio
- Auburn Career Center, Auburn Township, Ohio
- Summit County Community Based Correctional Facility, Akron, Ohio
- Parma Justice Center, Parma, Ohio
- Geauga County Jail Feasibility Study & New Facility Design, Munson Twp., Ohio
-

OFFICE

- ABB Regional Office Facility Assessments and Fit Plan, Highland Hills, Ohio
- Vitamix Headquarters Expansion and Addition, Olmsted Township, Ohio
- Cole National Office Renovation and Relocation, Twinsburg, Ohio
- Cole Managed Vision Care Office Relocation and Renovation, Highland Heights, Ohio
- Northeast Ohio Area wide Coordinating Agency (NOACA) Office Adaptive Reuse, Cleveland, Ohio



ROBYN WOLF, AIA, NCARB

Project Architect

Since joining Bowen in 2014, Ms. Wolf has quickly emerged as a strong leader at the project level, the firm level, and in the larger architectural community of greater Cleveland. She has worked on a variety of projects including transit, wastewater treatment, higher education, and public safety. She works closely with engineers and designers in the creation of project documents, continuing to take on more responsibility with projects of increasing complexity. She is committee chair for AIA Cleveland's Women in Architecture. She received a 2019 AIA Cleveland Presidential Citation in recognition of her commitment and service to the organization and the profession.

As Project Architect, Robyn will lead the day-to-day logistics of the design process. She will be actively involved in all programming and design meetings and presentations. She will work closely with all disciplines and consultants to create integrated construction documents. Robyn will perform Construction Administration, including regular site visits assuring compliance with design and answering questions in the field.

GOVERNMENTAL

- Ice Arena Renovations, North Olmsted, Ohio
- Wooster Public Safety Center, Wooster, Ohio
- Rocky River Police Station Assessment and Master Plan, Rocky River, Ohio
- Northfield Civic Campus Master Plan, Village of Northfield, Ohio
- Geauga County Administration Buildings Assessments and Master Plan, Chardon, Ohio
- GCDWR Office-Garage Expansion Master Plan, Chardon, Ohio
- Lorain County Magistrate Hearing Rooms, Elyria, Ohio
- Lorain County Health and Family Services Center Window Replacement, Elyria, Ohio
- Solon Police Department , HVAC Improvements Master Plan and Phase 1 Improvement, Solon, Ohio; Assistant Project Manager
- Corporation for Ohio Appalachian Development, Northern Ohio Weatherization Training Center, Cleveland, Ohio.
- Lucas County Facilities Department, Lucas County Correctional Center, Toledo, Ohio
- Summit County, New Animal Control Facility, Akron, Ohio
- Camp Perry Joint Training Facility, Bachelor Officers' Quarters Roof Replacements, Port Clinton, Ohio; Architect.
- GCDWR Office-Garage Expansion Master Plan, Chardon, Ohio
- Lorain County Magistrate Hearing Rooms, Elyria, Ohio
- Lorain County Health and Family Services Center Window Replacement, Elyria, Ohio
- Solon Police Department , HVAC Improvements Master Plan and Phase 1 Improvement, Solon, Ohio; Assistant Project Manager

EXPERIENCE

5 years at Bowen
12 years in Industry

EDUCATION

Bachelor of Science,
Architecture & Master
of Architecture, Kent
State University

REGISTRATIONS

Registered
Architect — Ohio



KYLE HULEWAT, AIA

Director | Design

Kyle has fifteen years of design experience with a portfolio that includes multi-family housing, office, municipal, and retail projects. Prior to joining Bowen, Kyle was co-founder of Metropolitan Architecture Practice, based in Detroit, Michigan. His approach is one of constant creating and experimentation, leading to award-winning designs in both public and private sectors. As Director of Design, Kyle oversees the entire team of designers to ensure cohesive and unified concepts and deliverables.

Kyle will lead work closely with stakeholders to develop floor plans, designs, and finishes that reflect project objectives. He will oversee the creation of conceptual renderings that can be used to build consensus around the design and help stakeholders envision the new space. During construction he will, in coordination with Robyn, review submittals and visit the site to confirm compliance to design intent and client goals.

EXPERIENCE

7 years at Bowen
15 years in Industry

EDUCATION

Bachelor of
Architecture, The
Ohio State University
Masters of Architecture,
University of
Michigan

REGISTRATIONS

Registered
Architect — Ohio
NCARB

AWARDS

2018 NAIOP
Organization
Architectural
Design of the Year,
Cleveland Kennel
2016 NAIOP NEO
Office Exterior Reno.
of the Year: COTA
McKinley Facilities
2016 NAIOP NEO Retail
Exterior Reno. of the
Year: The Shoppes at
Parma

GOVERNMENTAL

- Sandusky Justice Center (Police and Courts), Sandusky, Ohio
- New City Kennel, Cleveland, Ohio
- Wooster Safety Service Center, Wooster, Ohio
- Global Center for Health Innovation Renovation Task Orders, Cleveland, Ohio
- GCDWR Office Garage Expansion Master Plan
- Rocky River Police Station, Rocky River, Ohio
- Northfield Civic Campus Master Plan, Village of Northfield, Ohio
- Portage County Municipal Courthouse, Kent, Ohio

RECREATION

- Wooster Recreation Center Feasibility Study, Wooster, Ohio
- Cedar Point Sportsplex Criteria Architect, Sandusky, Ohio
- YMCA Master Planning/Feasibility, multiple locations around metro Detroit, Michigan/Project Manager

OFFICE

- Brennan Industries Headquarters
- ABB Regional Office, Highland Hills, Ohio
- Westshore Professional Development Center Concept Plan, Cleveland, Ohio
- Northfield Park Office Renovation, Northfield, Ohio
- Educational Services Center of Cuyahoga County, Entrance Renovations, Independence, Ohio
- Becker Properties Office Building, Designer/Project Manager, Rochester, Michigan



PIETRO A. DIFRANCO, PE, LEED AP BD+C

Principal | Manager of Civil Engineering

Pete has more than twenty years of experience in design, analysis and project management. He is knowledgeable in both public and private construction and has been involved in all aspects of project management, including proposal writing, due-diligence reports, master planning, design, bidding, and construction administration. Mr. DiFranco understands the importance of communication in ensuring project success and has acted as an Owner's coordinator with tenants, subconsultants and regulatory agencies. Pete currently serves as City Engineer for the City of North Olmsted and Willoughby Hills.

Pete will lead Civil Design and supervise the creation of Civil construction documents.

EXPERIENCE

21 years at Bowen
23 years in Industry

EDUCATION

Bachelor's Degree in
Civil Engineering,
Cleveland State
University

REGISTRATIONS

Professional Engineer:
Ohio, Kentucky,
Michigan,
Pennsylvania,
Virginia, West
Virginia
Surveyor Intern
LEED Accredited
Professional
Certified Professional
in Erosion and
Sediment Control
(CPSEC)

SPECIAL TRAINING

Ohio Wetlands
Real Estate Law
Boundary Surveying
Sub-division Design
Route Surveying
Geographical
Information Systems

AFFILIATIONS

American Society of
Civil Engineers
Cleveland Green
Building

GOVERNMENTAL

- NEORSD Easterly Service and Security Building, Cleveland, Ohio
- Wooster Public Safety Center, Wooster, Ohio
- New Kennel, City of Cleveland, Cleveland, Ohio
- Great Northern Multi-Modal Transportation Plan, North Olmsted, Ohio
- Mayfield Village Police Station, Mayfield Village, Ohio
- Portage County Municipal Courthouse, Kent, Ohio
- Strongsville Police Station Addition/Renovation, Strongsville, Ohio
- Bedford Municipal Center, Bedford, Ohio
- Lake County Engineer's Master Site Plan, Painesville, Ohio
- Lake County Courthouse Expansion, Painesville, Ohio
- Medina County Prosecutor's Office, Medina, Ohio
- Parma Justice Center, Parma, Ohio
- Maple Heights Fire Stations 1 & 2 Expansion, Maple Heights, Ohio
- Aurora Police Station Expansion, Aurora, Ohio

OFFICE

- ABB Regional Office, Highland Hills, Ohio
- Vitamix Headquarters Expansion, Olmsted Twp., Ohio
- West Side Community House, Cleveland, Ohio
- Weizer Building Addition & Restoration, Cleveland, Ohio
- Gliatech Research/Office Building, Highland Hills, Ohio
- NRP Office Building, Garfield Heights, Ohio
- Marathon Office Building, Canton, Ohio

RECREATION

- Middleburg Heights Community Recreation Center, Middleburg Heights, Ohio



JEFFREY O. GRAHAM, PE

Structural Engineer

Mr. Graham has wide-ranging experience in the coordination of projects from design through construction. He has over 30 years of experience in structural design for additions, retrofits and new construction. His portfolio includes work in the civic, academic, retail, office, industrial, and housing sectors.

Jeff will lead Structural Design and supervise the creation of Structural construction documents.

EXPERIENCE

13 years at Bowen
34 years in Industry

EDUCATION

Bachelor of Science
in Civil Engineering,
Case Western
University

REGISTRATIONS

Professional Engineer
- Ohio

ACADEMIC

- University of Akron, Zook Hall - Akron, Ohio
- Streetsboro Elementary School, Streetsboro, Ohio
- Adlai Stevenson School, K-8, Cleveland, Ohio
- Garfield School, K-8, Cleveland, Ohio
- Tri-C Brunswick Campus, Brunswick, Ohio
- CWRU Alumni Building Renovation, Cleveland, Ohio

ENERGY

- FirstEnergy Transmission Control Center, Akron, Ohio
- Dominion Training Center, Hudson, Ohio
- Ohio Utilities Protection Services Building, Youngstown, Ohio

ENTERTAINMENT

- Akron Children's Zoo, Grizzly Ridge, Akron, Ohio

GOVERNMENTAL

- New City Kennel, Cleveland, Ohio
- Youngstown Courthouse Renovation, Youngstown, Ohio
- Mayfield Village Police Station, Mayfield, Ohio

HOUSING

- Supportive Housing - Buckeye Commons and Emerald Alliance IX, Cleveland, Ohio
- Cuyahoga Metropolitan Housing Authority Outhwaite Building, Cleveland, Ohio

OFFICES

- Vitamix Shipping/Receiving Facility, Olmsted Twp, Ohio
- Marathon Oil Office Building, Canton, Ohio



JACK E. MCNEELY, PE, NCEES

Electrical Engineer

As a registered professional engineer, Jack is a proficient project manager. His is articulate and creative in his approach towards practical solutions. Jack has 26 years of experience as a civilian electrical engineer with the Department of the Army, during which he performed duties as Designer, Design Project Manager, Contracting Officer Representative, and Power Engineer. This opportunity gave him diverse experience in all aspects of electrical engineering.

Jack will lead Electrical Design and supervise the creation of Electrical construction documents.

EXPERIENCE

12 years at Bowen
28 years in Industry

EDUCATION

Bachelor of Science,
Electrical Engineering
University of Toledo

REGISTRATIONS

NCEES

Professional Engineer
– Ohio, Alabama,
Arizona, Arkansas,
California, Colorado,
Connecticut,
Delaware, Florida,
Georgia, Illinois,
Indiana, Iowa,
Kansas, Kentucky,
Louisiana,
Maine, Maryland,
Massachusetts,
Michigan, Minnesota,
Missouri, Nebraska,
Nevada, New
Hampshire, New
Jersey, New York,
North Carolina,
Oklahoma, Oregon,
Pennsylvania,
Rhode Island, South
Carolina, Tennessee,
Texas, Utah, Vermont,
Virginia, Washington,
West Virginia,
Wisconsin

GOVERNMENTAL

- Wooster Safety Center, Wooster, Ohio
- New City Kennel, Cleveland, Ohio
- NEORSO Easterly Service and Security Building, Cleveland, Ohio
- City of Cleveland Police Department, Third District Police Station, Cleveland, Ohio
- City of Cleveland Fire Department, Fire Station No. 36, Cleveland, Ohio
- Police Station HVAC Upgrade, North Royalton, Ohio
- North Olmsted Recreation Center Lighting Upgrades, North Olmsted, Ohio
- Strongsville Police Station Addition/Renovation, Strongsville, Ohio
- Installation of Standby Power Generators at Various Fire Stations, Cleveland, Ohio
- Country Club Blvd. Streetscape, North Olmsted, Ohio, Electrical Engineer
- North Olmsted Council Chambers Sound Upgrades, North Olmsted, Ohio
- Social Security Administration Building, West Palm Beach FL
- Summit County Community Based Correctional Facility, Akron, Ohio

OFFICE

- Vitamix Headquarters Expansion Phases 3-4, Olmsted Twp., Ohio
- Green City Growers, Cleveland, Ohio
- East Coast Square II Medical Building, Morehead City, North Carolina: Electrical Engineer
- Vitamix Engineering Dept. Modifications

ACADEMIC

- KSU College of Architecture & Environmental Design, Kent, Ohio
- Walsh University, Center for Transformative Learning, Canton, Ohio
- Ceramics Lab, Cleveland State University, Cleveland, Ohio
- Tri-C Brunswick University Center, Brunswick, Ohio
- Garden Valley Branch Library, Cleveland, Ohio

JOHN D MILENIUS, PE

PROJECT MANAGER | DIRECTOR OF MECHANICAL ENGINEERING



John serves as Tec's Director of Mechanical Engineering. He is responsible for the mechanical design of construction projects—renovation and new construction—always with an eye towards improving or maximizing energy efficiency. He has extensive experience in government, military, industrial, healthcare, and higher education projects and is knowledgeable in designing for 2-pipe, 4-pipe, hot water, chilled water, steam, Ohio Specials Boilers, geothermal, kitchen equipment systems, and solar domestic water heating. John manages Tec's mechanical design staff, ensuring quality control, and overseeing the successful delivery of projects. He is ultimately responsible for producing a coordinated set of documents that fits within any client's budget.

RELATED EXPERIENCE

The Salvation Army Kroc Community Center,- Ashland, OH

Tec provided MEP engineering services for the 22,000 SF addition to this community center in Ashland, Ohio. John was the project manager and senior mechanical engineer providing HVAC assessment, and design including a dehumidification unit for the pool area and VAV or CV rooftop units with energy recovery for the locker rooms and fitness rooms and design of Direct Digital Controls (DDC) Temperature controls.

Parker Hannafin YMCA Downtown Branch - Cleveland, OH

John was the senior mechanical engineer for a complex renovation that transformed a portion of The Galleria (an existing retail mall) into a new YMCA fitness facility for commuters and downtown Cleveland residents to enjoy. The facility includes a cardio-fitness center, yoga studio, spinning studio, weight room, three-lane lap pool, massage therapy rooms, sauna, steam room, locker rooms, and HealthSpan clinic.

Solon Community Center Natatorium HVAC Assessment and Equipment Replacement - Solon, OH

John is serving as the senior mechanical engineer providing oversight to Tec's mechanical engineers assessing Solon's 18,000 sq. ft. natatorium. As a result of the report, Tec has been brought back to MEP engineering under a Design-Bid-Build delivery model. Under John's guidance, Tec's engineers are developing drawings to replace the HVAC unit, the indoor pool heating boiler, ductwork modifications in the natatorium and controls. Modifications to the existing curb for the new equipment and review of the electrical power requirements, natural gas, venting, water piping connections and ductwork modifications to the new unit, UV water filtration system and a new boiler for the outdoor pool are also included in the scope.

City of Cleveland Kovacic Recreation Center - Cleveland, OH

John is the mechanical design lead for the major renovation of the Kovacic Recreation Center. The recreation center improvements included accessibility and ADA improvements as well as overall HVAC, lighting and electrical upgrades to bring the building up to code and increase energy efficiency. The scope included improvements to the entire facility which housed an indoor pool, gym, weight room, activity rooms, and administrative offices.

City of Cleveland 2018 Recreation Centers MEP Services - Cleveland, OH

John is the project manager and mechanical design lead for the City of Cleveland 2018 Recreation Centers MEP Services which encompasses HVAC improvements at 6 of the City's recreation centers. Tec provided mechanical, electrical and plumbing engineering services for the investigation, recommendations and renovations to the recreation centers' systems.

Years of Experience: 30 years

Education:

The Ohio State University - 1987
Bachelor of Science, Mechanical Engineering

Cleveland State University

Continuing Education Courses

- Air Conditioning Systems Design
- Plumbing Codes

Certifications & Licenses:

- PE (Mechanical) - OH, DC, NV

Organizations/Affiliations:

- American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE)



TIMOTHY G POOL, PE, RCDD**PRINCIPAL-IN-CHARGE | DIRECTOR OF ENGINEERING**

Tim serves as Director of Engineering responsible for managing the staff, as well as completing the engineering of the power distribution, lighting and control systems designed for commercial, industrial and institutional type buildings. Tim is a Registered Communications Distribution Designer (RCDD) by the Building Industry Consulting Service International (BICSI) and has a strong resume of designing building technology systems—including data communications network equipment, voice-over IP, video display, and digital content delivery and management. He is a licensed Electrical Safety Inspector with the State of Ohio and is a subject matter expert in national electrical codes and national fire codes. Tim shares his knowledge by serving as a frequent instructor with the Electric League of Ohio.

RELATED EXPERIENCE**Parker Hannafin YMCA Downtown Branch - Cleveland, OH**

Tim was the senior electrical engineer for a complex renovation that transformed a portion of The Galleria (an existing retail mall) into a new YMCA fitness facility for commuters and downtown Cleveland residents to enjoy. The facility includes a cardio-fitness center, yoga studio, spinning studio, weight room, 3-lane lap pool, massage therapy rooms, sauna, steam room, locker rooms, and HealthSpan clinic.

Lake County YMCA Central Branch, Painesville, OH

Tim completed the electrical engineering for several areas of the YMCA facility. Renovations over the years included the addition of a Healthy Lifestyle Center (HLC) and a cardio-exercise room. As equipment is updated in the HLC, additional electrical power has been needed. Tim completed the engineering for those additional power requirements.

Gannon University Recreation and Wellness Center - Erie, PA

Tim was the senior electrical engineer providing design oversight for Gannon University's athletic facility modernization project. He was responsible for the electrical designs to power the energy efficient fitness equipment and to meet the needs of today's techno-savvy students. Tim's previous experience with other recreation and athletic training facilities provided an exceptional level of knowledge in the design of this facility. Experience with new construction and renovations was also beneficial as this project was a complex mix of renovation and new construction. This project included electrical distribution that passes through to other buildings on Gannon's campus. As part of the project's parameters, electrical service to these buildings had to remain operational throughout construction.

Ohio Wesleyan University Phieffer Natatorium - Delaware, OH

Tim completed an assessment of the existing building electrical infrastructure systems and their suitability to support the renovation of the structure into a dance instruction and practice facility. The building was abandoned when the university constructed a new athletic facility that included a larger natatorium.

Years of Experience: 28 years**Education:**

Case Western Reserve University, 1990
Bachelor of Science, Electrical
Engineering and Applied Physics

Certifications & Licenses:

- PE (Electrical) - OH, IN, KY, ME, MD, MI, MN, NH, OR, PA, UT, VT, WA
- RCDD - Registered Communications Distribution Designer (BICSI)
- NCEES - National Council of Examiners for Engineers and Surveying
- NCCER Trainer - National Center for Construction Education and Research
- State of Ohio Electrical Safety Inspector



LAURA JANEK PE, LEED AP

SENIOR MECHANICAL ENGINEER



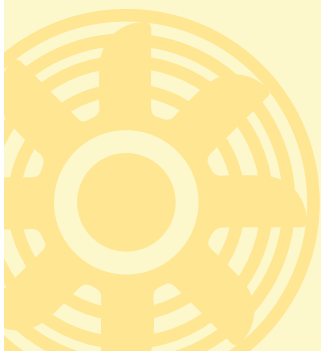
Years of Experience: 32 years

Education:

The Ohio State University - 1985
Bachelor of Science, Mechanical Engineering

Certifications & Licenses:

- Professional Engineer, Ohio
- USGBC LEED AP



Laura is responsible for engineering design for mechanical and plumbing systems. She collaborates with members of the design team and other members of Tec's staff to coordinate projects ensuring a successful outcome each time. Laura is passionate about incorporating energy-savings and water conservation into projects and is fluent with both AutoCad and Revit software systems.

RELATED EXPERIENCE

The Salvation Army Kroc Community Center Addition, Ashland, OH

Laura was the mechanical design lead for the addition of this community center. Mechanical engineering included a dehumidification unit for the pool area and VAV or CV rooftop units with energy recovery for the locker rooms and fitness rooms and design of Direct Digital Controls (DDC) Temperature controls.

Hanover College Withrow Student Activities Center - Hanover, IN

Laura brought more than 27 years experience as a mechanical engineer to convert Hanover College's abandoned natatorium into a vibrant Student Activity Center complete with cafeteria/dining room. As the project's mechanical engineer, Laura was responsible for the mechanical components to convert locker rooms into toilet rooms, replace all plumbing, and add fire sprinklers. Mechanical engineering also included new rooftop units, thermostats and controls.

Construction on the project was phased as portions of the building were already occupied—student activity offices and recreational spaces—and had to remain operational.

Lake County YMCA Central End Branch - Painesville, OH

Laura completed the mechanical engineering for the addition of air-conditioning to the existing gymnasium at the Central Branch. The design called for the removal of existing steam air-handler and steam condensate systems in the penthouse.

Lake County YMCA West End Branch - Willoughby, OH

Laura served as the senior mechanical engineer designing the mechanical systems for renovations to a lower level toilet room and lounge area at the West End Branch of the Lake County YMCA. Mechanical engineering implemented includes plumbing and modifications to ductwork. Additional engineering completed, but not implemented was for the replacement of roof-top units.

Parker Hannafin YMCA Downtown Branch - Cleveland, OH

Laura was the mechanical engineer for a complex renovation that transformed a portion of The Galleria (an existing retail mall) into a new YMCA fitness facility for commuters and downtown Cleveland residents to enjoy. The facility includes a cardio-fitness center, yoga studio, spinning studio, weight room, 3-lane lap pool, massage therapy rooms, sauna, steam room, locker rooms, and HealthSpan clinic.

Kent State Field House Locker Room Expansion - Kent, OH

Laura served as the senior mechanical engineer responsible for the mechanical engineering components needed to complete the expansion of the Dix Stadium/Field House Complex. The project consisted of a 12,250 sq. ft. addition to the locker facilities that provides dedicated space for several sport teams. Each team locker room contains custom lockers and seating, a lounge area, and shower/lavatory area. The addition was designed to blend with the original building.

JAIME JASINKSI

PLUMBING DESIGNER



Jaime is Tec's plumbing designer with more than 30 years experience in plumbing design systems. He has an extensive background in hot and chilled water systems. His responsibilities include preliminary calculations, system selection and preliminary design, layout and cost analysis.

RELATED EXPERIENCE

City of Cleveland Kovacic Recreation Center - Cleveland, OH

Jaime is the plumbing designer for the major renovation of the Kovacic Recreation Center. The recreation center improvements included accessibility and ADA improvements as well as overall HVAC, lighting and electrical upgrades to bring the building up to code and increase energy efficiency. The scope included improvements to the entire facility which housed an indoor pool, gym, weight room, activity rooms, and administrative offices.

Gannon University Recreation and Wellness Center - Erie, PA

Jaime was the lead plumbing designer for for Gannon University's athletic facility modernization project. The project included a complete interior renovation with new locker rooms, and areas for wrestling, acrobatics and tumbling; as well as a new Human Performance Center that houses a motion analysis lab and human performance and testing lab.

Cleveland Metroparks Merwin's Wharf Restaurant - Cleveland, OH

The Cleveland Metroparks opened a full service restaurant. Jaime was the plumbing designer for Phase 2 which included the relocation of plumbing to coordinate with new kitchen equipment.

Cleveland Metroparks Zoo Stillwater Place - Cleveland, OH

Jaime completed plumbing design for the construction of an elegant new reception event center featuring a spectacular view of the scenic Waterfowl Lake. This four season facility has a reception capacity of 300 guests and features an outdoor patio. Jaime coordinated the plumbing connections with the kitchen equipment vendor.

Kent State Field House Locker Room Expansion, Kent, OH

The expansion of the Dix Stadium/Field House Complex consisted of a 12,250 sq. ft. addition to the locker facilities that provides dedicated space for several sport teams. Jaime was the lead plumbing project designer.

Ohio Wesleyan University Edwards Gym & Simpson Querrey Fitness Center - Delaware, OH

This project transformed the historic Edwards Gym and Pfeffer Natatorium into a new Fitness Center for Ohio Wesleyan University. The facility is home to new cardiovascular equipment and weight room, a new large dance studio, multi-purpose rooms, classrooms, and offices for Athletics and the Department of Health and Human Kinetics. Jaime was the plumbing designer for this renovation project.

Years of Experience: 31 years

Education:

Lakeland Community College
Mechanical Engineering Coursework





EDUCATION

BS, Landscape
Architecture
The Ohio State
University, (1986)



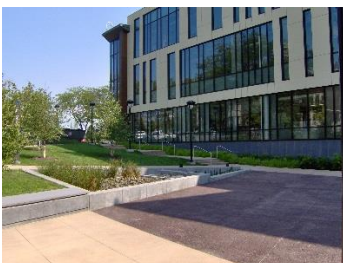
REGISTRATION

Registered Landscape Architect
1989 Ohio



AFFILIATIONS

American Society of
Landscape Architects



KATHLEEN A. JANKOWSKI, ASLA

PRESIDENT

Ms. Jankowski joined the firm in 1986 as an intern landscape architect. Over the ensuing years, she has gained expertise in designing and managing a variety of public, private and commercial projects. Evident in her work, is a strong commitment to achieve a balance between client goals, preservation, and management of our natural resources.

Kathy continues the firm's commitment to excellence and dedication to our clients with recent projects at Cleveland State University, Kent State University, and the Louis Stokes VA Medical Center. She brings to each project the knowledge that while many projects do share some similar challenges and goals, each project is unique and that communication with project stake holders is invaluable to a successful project.

As a specialist in site planning, urban plantings and site design, she integrates Knight & Stolar's commitment to sustainable design with the project objectives needed to achieve dynamic environments. Duties will include client and team coordination, municipal presentations, project design, contract administration and construction estimates.

SELECT PROJECT EXPERIENCE

Ohio CAT Facility

Perrysburg, Ohio
Project Landscape Architect

Rocky River Police Station and City Hall – Renovation and Expansion

Rocky River, Ohio
Project Landscape Architect

VA CARES Tower, Ambulatory Care, Parking Garage, Site Improvements

Cleveland, Ohio
Project Landscape Architect

Kent State University – Risman Plaza and Student Green Renovation

Kent, Ohio
Design Landscape Architect

Case Western Reserve University – Maltz Performing Art Center

Cleveland, Ohio
Project Landscape Architect

Cleveland Municipal School District- Sunbeam School & JFK High School

Cleveland, Ohio
Project Landscape Architect

Kent State University – College of Architecture & Environmental Design

Kent, Ohio
Design Landscape Architect

Geauga County Libraries – Bainbridge, Thompson & Geauga West Branches

Geauga County, Ohio
Project Landscape Architect

Project Experience



CITY OF CLEVELAND

THIRD DISTRICT POLICE STATION

The City of Cleveland Third District Police Station Headquarters was completed by Panzica Construction in the Spring of 2015 and stands at 61,000 square-feet on Chester Avenue in Midtown. The three-story building is home to police offices, a community room, exercise facility, locker rooms and conference rooms, with the 911 Dispatch Center residing on the third floor. The building which features the work of local artists, was designed to be energy efficient, earning LEED silver certification.

LOCATION

Cleveland, OH

SERVICES PROVIDED

Construction Management

SIZE

61,000 SF

CONSTRUCTION VALUE

\$16.8 million

COMPLETION DATE

2015

ARCHITECT

Richard L. Bowen & Associates

CLIENT CONTACT

Steven Skidd (216) 664-2896



Project Experience



VILLAGE OF MAYFIELD POLICE STATION

Panzica acted as Design/ Builder for this \$4.1 million 23,000 square foot police station. Built in the Western Reserve style of architecture, this structure was the culmination of many years of planning. Project included Police Administration Areas, Dispatch / 911 Center, Investigation Offices, Uniform Patrol Office Area, Locker Rooms with Showers, Sally Port / Detention Area with 1 Holding Cell, Police Vehicle Storage Garage, and a Five- Stall Police Shooting Range. The police station project earned LEED certification from the U.S. Green Building Council.

LOCATION

Mayfield Village, OH

SERVICES PROVIDED

Design-Build

SIZE

23,000 SF

CONSTRUCTION VALUE

\$4.1 million

COMPLETION DATE

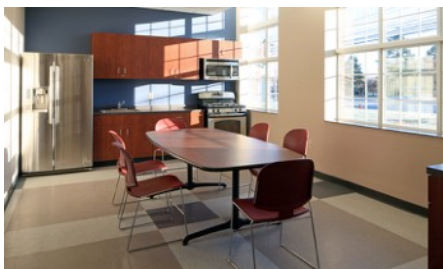
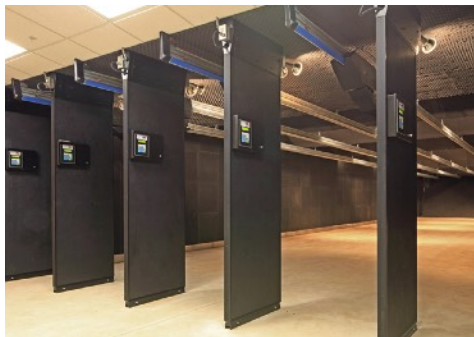
2010

ARCHITECT

Richard L. Bowen & Associates

CLIENT CONTACT

John Marrelli (440) 461-2213





CASE WESTERN RESERVE UNIVERSITY

SEARS THINKBOX

Panzica completed the transformation of the seven-story Lincoln Storage building into the Larry Sears and Sally Zlotnick Sears think[box] in the Richey Mixon Building with the 6th floor which houses the Cray Center for Venture Creation and the Burton D. Morgan Suite for Entrepreneurship. The space includes offices of the law school's IP Venture Clinic and is open for public use with meeting rooms, maker spaces and incubator space on the 7th floor. Panzica completed the 6th and seventh floor transformation as well as renovation work to the first-fifth floors and roofing repair.

LOCATION

Cleveland, OH

SERVICES PROVIDED

Construction Management

SIZE

15,000 SF

CONSTRUCTION VALUE

\$2.8 million

COMPLETION DATE

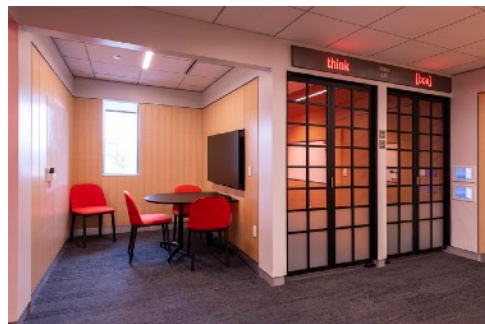
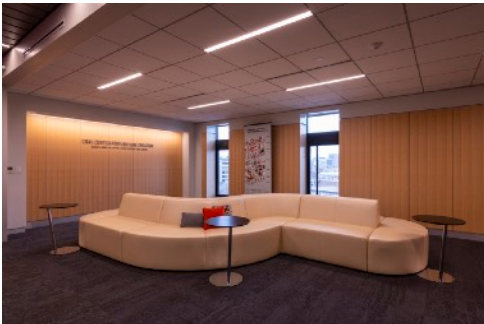
2019

ARCHITECT

Studio Techné

CLIENT CONTACT

Susan Kirkhope (216) 368-6907





CITY OF CLEVELAND

COLLINWOOD RECREATION CENTER

This 46,000-square-foot adaptive reuse project features a former retail building which is now the recreation center for the Collinwood neighborhood of Cleveland. Careful cost analysis and budgeting played a key role for this building. Providing grant assistance, allowed the client to evaluate several cutting edge alternative energy options for this project. This building includes aquatics facilities, an aerobics and exercise room, arts and crafts rooms, youth room and a kitchen. The building was awarded LEED Gold certification from the U.S. Green Building Council.

LOCATION

Cleveland, OH

SERVICES PROVIDED

Construction Management

SIZE

46,000 SF

CONSTRUCTION VALUE

\$9.8 million

COMPLETION DATE

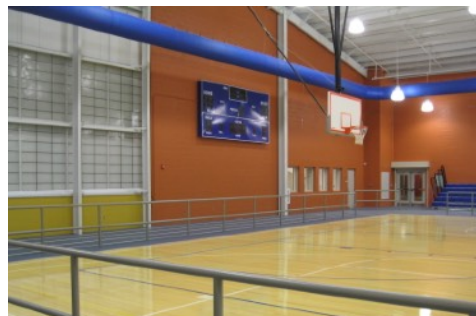
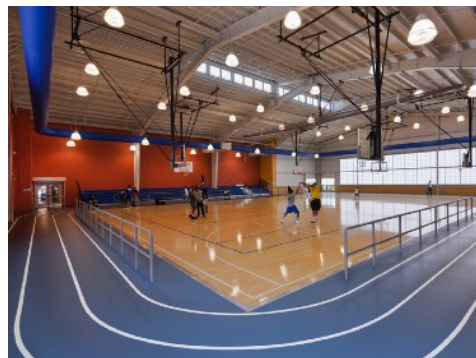
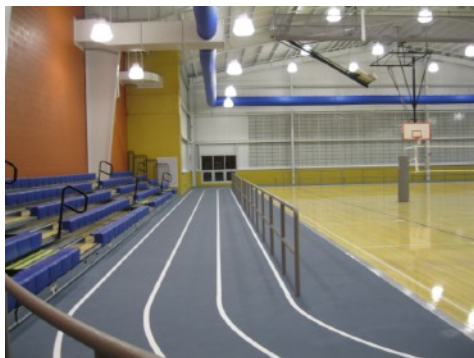
2011

ARCHITECT

City Architecture

CLIENT CONTACT

City of Cleveland (216) 664-6260





YMCA OF GREATER CLEVELAND NORTH ROYALTON YMCA

This adaptive re-use project will combine an existing 50,000 of building into a new aquatic center for the YMCA and therapy area for Parma Hospital. Special attention was given to cost segregation for the various public and private entities that were involved with this exciting project. Detailed planning allowed Panzica to maximize the utilization of the existing building to reduce cost overruns. Facility areas included:

- Aquatic Center with 8 lane competitive indoor swimming pool
- Gymnasium
- Fitness Center with Elevated Running / Walking Track
- Group Exercise Studio
- Cycling Studio
- Men's and Women's Locker Rooms
- Outdoor Playground

LOCATION

North Royalton, OH

SERVICES PROVIDED

Construction Management

SIZE

50,000 SF

CONSTRUCTION VALUE

\$5 million

COMPLETION DATE

2012

ARCHITECT

Brandstetter Carroll

CLIENT CONTACT

North Royalton YMCA (216)
344-0095



NEW CITY KENNEL

Cleveland, Ohio



*ESTIMATED
& ACTUAL
COMPLETION*
2019

SIZE
13,500 SF

*ORIGINAL & FINAL
COST*
\$7.4 Million

OWNER
The City of Cleveland

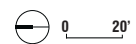
REFERENCE
Mark Duluk AIA,
Chief Architect
Mayor's Office of
Capital Projects
(216) 664-2584
MDuluk@city.cleveland.
oh.us

Bowen provided architecture, engineering, and construction administration of a 13,500 SF new animal shelter for the City of Cleveland. Bowen is teamed with ARQ Architects, a national firm that specializes in animal shelters. The original kennel, built in 1977, was built upon antiquated ideas of animal care and is inhospitable to both dogs and employees. The new facility includes acoustically-separated "pods," which provide a greater sense of calm for the animals, and cages are no longer be stacked on one another. The facility also provide more natural light, making the animal care and adoption areas more hospitable to the users.

The 4.8-acre site includes 5 fenced in play areas and exercise yards with all-weather turf. Medical amenities include an exam room, treatment and surgery facilities. Sustainability efforts include a rainwater harvesting system.

The project involved coordination with the Mayor's Office, the Cudell neighborhood, and community organizations such as City Dogs.

The Kennel received an Honorable Mention from Vibrant NEO in recognition of the project's commitment to strengthening established communities, promotion of collaboration and efficiency, and preservation and protection of natural resources.



- 1 ADOPTION AREA
- 2 TRAINING ROOM
- 3 WEST ENTRY
- 4 NORTH ENTRY
- 5 RECOVERY
- 6 OFFICES
- 7 DOG PLAY AREA
- 8 CLINICAL
- 9 SALLY PORT

RTA CLIFTON BLVD TRANSPORTATION ENHANCEMENT

Cleveland & Lakewood, Ohio



*INITIAL & FINAL
COMPLETION*
2015

PROJECT SIZE

5 mile length of Clifton
Boulevard from Lake
Avenue to West
Clifton Blvd.
19 new Transit Shelters,
100 SF each

*INITIAL & FINAL
COST*
\$8.3 Million

CONTACT

Joseph Shaffer, PE
216-566-5146

The Greater Cleveland Regional Transit Authority (GCRTA) hired Bowen to put together and oversee an expansive team of specialized engineers, surveyors, landscape architects and planners to design and implement a five-mile long transportation enhancement program. The four-lane boulevard was made more pedestrian and transit friendly by adding center-lane, tree-filled medians and by replacing the existing standard bus shelters with nineteen new, permanent stations built of brick.

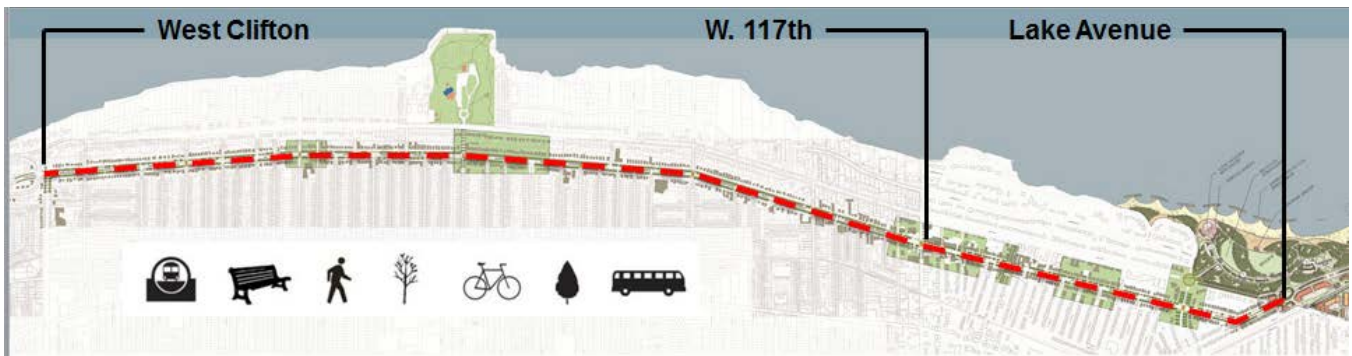
Improvements also included the creation of the Cleveland State Line, a new Bus-Rapid Transit (BRT) line providing a direct link from the northwestern suburbs to downtown Cleveland. The Cleveland State Line is considered part of the Rapid Transit System and is enhanced to provide a capacity and efficiency comparable to a rail line at a fraction of the operating cost.

Bowen worked closely with the GCRTA, the City of Lakewood, the City of Cleveland, and community members, holding many public meetings, to assure a smooth process and a finished project that will serve both cities for generations.



RTA CLIFTON BLVD TRANSPORTATION ENHANCEMENT

Continued



ROCKY RIVER POLICE STATION & JAIL

Rocky River, Ohio



COMPLETION

Current

SIZE

34,000 SF

COST

\$8.5 Million

OWNER

City of Rocky River

REFERENCE

Mary Kay Costello,
Director of Public
Safety Service
safetyservice@rrcity.
com

Bowen was hired to lead a detailed facility assessment and programming study of the Rocky River Police Station. The assessment began with a feasibility analysis of all building systems and structures. Bowen then distributed needs assessment questionnaires to key stakeholders and department heads. These questionnaires led to workshops and tours of neighboring police stations to develop a Program of Requirements.

Bowen presented initial concepts to the City, offering a cost analysis of each option and made a recommendation weighing short-term and long term costs and performance.

These concepts have led to the design of a new police station, garage, and detention center on the existing site. The upgraded station will increase and modernize space for all departments. The project also includes landscaping and ADA renovations to the adjacent City Hall, creating a unified and improved Civic Campus.



ROCKY RIVER POLICE STATION & JAIL
Continued



WALSH UNIVERSITY CENTER

North Canton, Ohio



*INITIAL & FINAL
COMPLETION*
2017

PROJECT SIZE
43,500 SF

*INITIAL & FINAL
COST*
\$13 Million

OWNER
Walsh University

CLIENT REFERENCE
Rebecca Mima
Director of Purchasing
330-244-4934
rmima@walsh.edu

Bowen teamed with Cannon Design for the initial programming and design of a new signature building for the campus. The design team guided Walsh University through a process to help them reach a new place and vision. This approach complemented Walsh University's goal of taking advantage of the global shift from a method of passive, unengaged education to one of interactive, receptive learning.

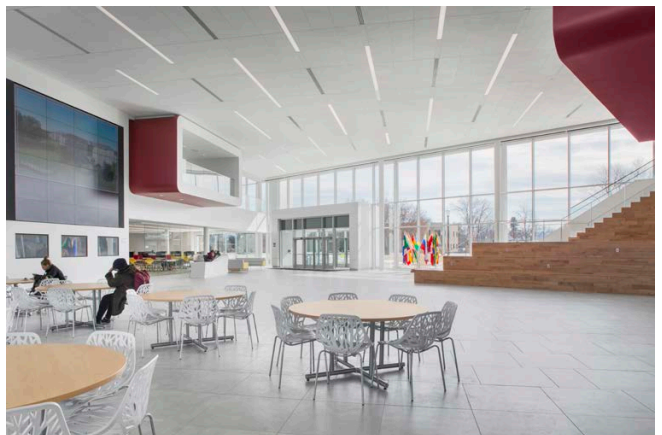
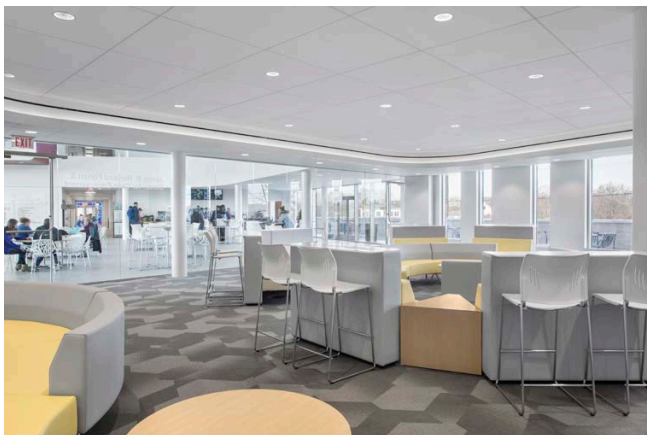
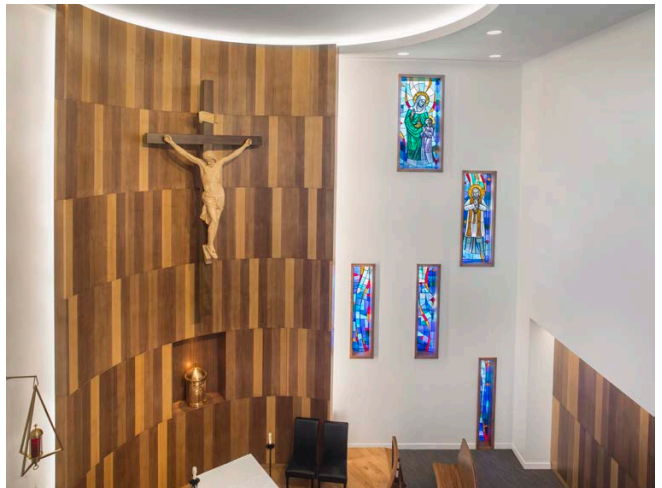
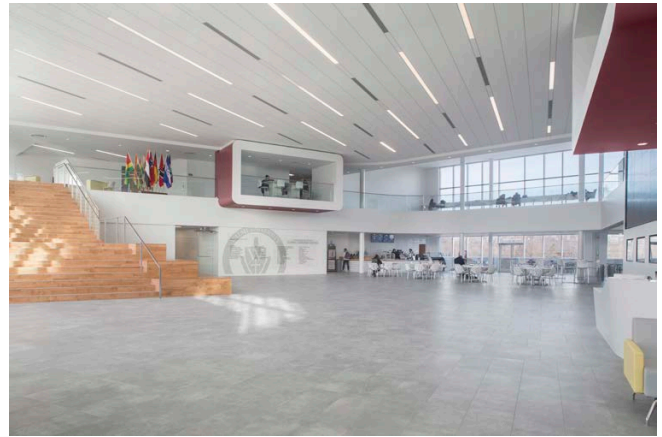
As funding for the project became available, Bowen worked closely with the University to lead additional programming and re-design the building to increase the services and functions of this new center.

The Global Learning Center is a cornerstone academic building designed to support interdisciplinary research initiatives and problem solving through cutting-edge technology, collaborative learning spaces, and open gathering spaces. The new building includes instructional spaces, a media library, community forum, chapel, video production lab, cafe, and administrative offices.

“Their guidance helped us articulate a common vision and was crucial in building a consensus between users.

—Richard Jusseaume, President, Walsh University

WALSH UNIVERSITY CENTER
Continued



WOOSTER SAFETY SERVICE CENTER

Wooster, Ohio



*INITIAL & FINAL
COMPLETION*
2017

SIZE
36,000 SF

*INITIAL & FINAL
COST*
\$7 Million

OWNER
City of Wooster

REFERENCE
John Rice, PE
City of Wooster
330-263-5234
jrice@woosteroh.com

Bowen teamed with J. G. Johnson Construction Company for the design-build of a new combined Police and Fire Safety Center for the City of Wooster. Working closely with the City and the users, Bowen developed a detailed program of spaces and floor plans which provided distinct Police and Fire sections of the facility, but still capitalized on shared functions, such as locker rooms and training spaces, achieving space and budget efficiencies. Additionally, the building was strategically positioned on the sloping site to best accommodate fire engine maneuverability limitations out of the apparatus drive and to provide areas for on-site storm water retention ponds to comply with the City's zoning requirements.

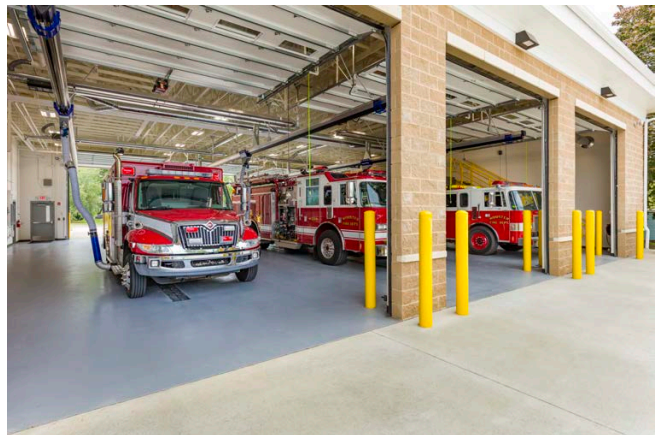
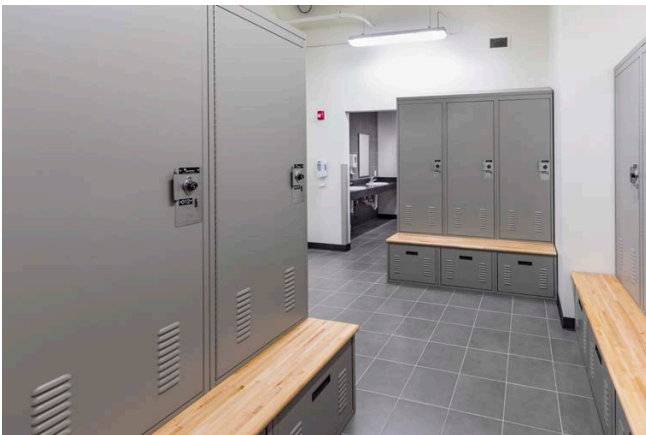
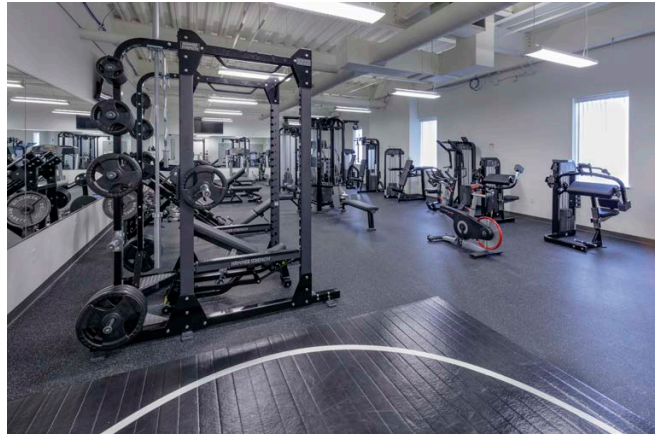
The two-story building and site includes the following areas:

- Offices for Police Administration, Detectives, Patrol, and Fire Administration
- Fire Department Crew's Quarters
- Vehicle apparatus bays
- Classroom and Training areas
- Evidence Processing suite
- K9 Unit room with outdoor access
- Interview rooms
- Public lobby and parking area
- Secure Police and Fire parking

RLB+A's leadership through the programming and concept phases built consensus between all departments and created a design that satisfies everyone's needs within the City's budget.

– Joel Montgomery, PE, MSM, Director of Administration
/ City Manager

WOOSTER SAFETY SERVICE CENTER *Continued*





CURRENT WORKLOAD

Bowen is in a prime position to take on the Lakewood Community Center. We have recently completed construction on a few major projects—including the new City of Cleveland Kennel and Phase I of the Carver Park RAD Renovations—while several other projects are under construction administration.

CURRENT BOWEN PROJECTS

Currently In Design

- COTA McKinley Ave Phase 3C
- Sandusky Justice Center
- University of Toledo Public Safety Center
- SARTA Garage Expansion
- Hanover Crossing

Currently Under Construction

- COTA Fields Ave Renovations and CNG
- CMHA Carver Park RAD Redevelopment Phase 2
- Rocky River Police Station
- Cedar Point Sports Center
- Brennan Industries Headquarters Expansion
- The Midtown Apartments

Ongoing Programs

- Global Center for Health Innovation Renovation Task Orders
- Jonathan Rose Companies Housing Program
- National Retail Programs



DESIGN-BUILD A/E PAST PERFORMANCE

The end result is Springfield employees received a beautiful state of the art facility which meets all security requirements and provides adequate space to fulfill the mission of the Bureau.

—Ruth Trissel, FBI
Project Manager

Your team has managed the Project expeditiously...Our scheduling needs and budget requirements have been handled with the highest degree of integrity, accountability, and accuracy.

— Hon. Gerald M. Boldt, Former Mayor,
City of Parma

MANAGING DESIGN

“Managing design” means consistent involvement from beginning to end. Our core team--Project Manager Ken Emling, Project Architect Robyn Wolf, and Director of Design Kyle Hulewat--stay involved at all project phases.

Our process is broken up into three key phases:

Investigate

- Assess the existing conditions
- Explore and confirm the program and goals through surveys, interviews, and public meetings
- Share the results of the findings in reports, programs, and diagrams

Create

- Apply the findings from the Investigation phase
- Define the space based on usage requirements and goals
- Establish a visual language that supports the culture through renderings and concept plans
- Generate Schematic Design Documents
- Share the design with City Officials and the community and incorporate feedback

Deliver

- Refine the design, reviewing and specifying each detail.
- Generate a Design Development package
- Generate a comprehensive set of Construction documents suitable for bid and permit
- Administer the construction process through regular site visits, reviews, and meetings
- Finish the project by ensuring completion to the satisfaction of the original design intent.

There was a cohesive Team approach to the design and construction, and on so many levels we were able to contribute to the final product.”

— Hon. Daniel S. Pocek,
Former Mayor, City of
Bedford

Your firm’s diligence and creativity have given the people of Strongsville a great facility that they can be proud of, while ensuring that our employees have enough space to perform their important duties in an uplifting setting.

— Mayor Thomas
P. Perciak, City of
Strongsville

ADAPTIVE RE-USE

Bowen is currently involved in two adaptive re-use projects. The Midtown involves converting a mid-century office building into Market Rate apartments. This project involves designing to historic tax credit guidelines. Park East involves converting a former nursing home to luxury apartments. We understand the challenges of adapting a vintage facility to a new use: compliance with new code, integrating modern building systems, and creating a new aesthetic while preserving the original building’s unique character.

ENERGY EFFICIENCY

We incorporate sustainable design techniques into all of our projects, regardless of LEED Certification goals. Through a Design Charette, we determine which sustainable avenues are possible. Then we’ll come up with a solid plan to implement each opportunity. Bowen has designed over 60 LEED projects from Certified to Platinum. Tec Inc, our mechanical and technology partner, has extensive experience assessing and designing energy efficient building systems.

ISSUES THAT AROSE

Budget availability is a frequent concern with public projects. Our recent/current safety centers in Wooster, Rocky River, and Sandusky all experienced budget reductions early in the design process. In each case, the first step has been to revisit the program to see what could be reduced, cut, or bid out as an alternate. In the case of the Wooster Safety Service Center, the solution required a substantive redesign that eliminated an entire level. A comprehensive understanding of the project goals and frequent budget checks allow us to pivot as needs change.

LITIGATION

The Firm’s litigation and arbitration includes some professional liability claims that have been fully covered under the Firm’s deductible and insurance policy limits. The Firm has no current litigation or claims that would have an adverse impact on our ability to perform work.

Every space is where it needs to be and allows for the dispatch, officers, and administration to work together...[We] appreciate the dedication and commitment of the Bowen team led by Allan Renzi and Ken Emling.

— Richard Edelman,
Mayfield Village Chief of Police

This was an unusual project as there were five government agencies involved as tenants, and thus there were five sets of reviews, comments, finish boards, etc. RL Bowen & Assoc. did an excellent job of following up with all of the tenants and their requests

— Jenny Oakley, Carnegie Management
and Development Corporation, Ralph
Regula Federal Center

Design-Build Construction Past Performance

Why Design-Build?

Panzica recommends the Design-Build delivery method because it offers the most flexibility and results in best-value solutions. Design-Build is a construction delivery method that provides a single point of contact for both the design and construction phases of the project. Panzica Construction will hold single-source responsibility and contractual risk for every aspect of the build – from estimation, assessments and pre-construction to architecture, schematics, engineering, subcontracting, construction and post-construction. Panzica will manage all contracts with companies, such as subcontractors, equipment vendors and materials providers.

Preconstruction Services

Schematic Design Phase

Our design team from Panzica Construction Company (PCC) will initially confirm the outline program and generate schematic design documents for review and approval by the owner. Meetings with all interested parties will occur, to insure that the project documents reflect everything desired by the owner for this project. Our schematic design process will begin to outline the mechanical, electrical and technology scope of work as well as the phasing requirements for the overall project.

Design Development Phase

Our design team further advances documents and begins addressing details and materials to be utilized. The design will include and incorporate new ideas and components of the recreation center renovation, which the team identified in the schematic design phase of the project. The team further addresses constructability issues, finalizes material selections and describes the steps necessary to implement the actual scope of the construction. The owner, as part of the design team, will review, comment and approve these documents so that the next phase of documents can begin.

The design team will identify the level of finishes in the design-development phase to insure that the level of quality we all expect is incorporated into the project.

Just as important, the information quoted in this phase of the document progress is also reviewed with any and all Owner officials so as to get them in the loop and accurately adjust documents to their requirements.

Construction Document Phase

Preparation of construction documents is the final phase for our design team's input. All details and material selections are approved and implemented. Documents address and include all code review requirements. Construction documents are the map for the actual construction process, as all details, materials and phasing requirements are depicted. The owner will complete the final review and comment process and will be required to "sign-off" on the documents.

Permits and Fees

The Panzica team will apply for all applicable permits required for the project. Our team works closely with building officials to gain their confidence that the project meets or exceeds all applicable code requirements.



Design-Build Construction Past Performance

Construction Services

Construction Schedule

Panzica Construction Company utilizes a Primavera Sure Track Scheduling Program for all projects. Schedules are updated on a regular basis, typically every two to three weeks.

Monitoring of Schedule

Through responsive on-site management, the overall master schedule is modified to become a more detailed construction schedule, incorporating the various components of the project. It is our role to monitor the project schedule and make any necessary adjustments as the project moves forward. By effective monitoring of the project schedule, costly delays can usually be avoided.

Monitoring of Manpower

Our on-site supervisor monitors manpower daily and demands that adjustments are made by each of the subcontractors to maintain the overall project schedule. Our weekly report can be reviewed at a glance, to determine the responsiveness of each of the subcontractors and allows us the leverage necessary to insure that everything stays on track.

Monitoring of Deliveries

Again, utilizing the project schedule, it is an additional responsibility of our company as project managers to anticipate the need for long lead items and insure that their prompt delivery arrives on site when required in order to maintain the schedule.

Project Meetings with Subcontractors

Our role as design/builder continues with the responsibility of conducting project meetings on a weekly basis with all of the subcontractors. Typically, an initial meeting is held with all parties represented and ground rules are issued as they relate to adherence to schedule, quality control, safety and general work rules. Panzica Construction Company then conducts the periodic job meetings at regularly scheduled intervals and issues minutes to all parties.

OAM - Owner, Architect, Manager Meetings

Typically, Panzica Construction Company recommends the scheduling of an OAM meeting on a weekly basis. Without subcontractors present, this meeting allows the principal players from the team to convene and discuss the larger issues that relate to the successful completion of the project without being encumbered with the minutia of details that are sometimes associated with the weekly subcontractor meetings.

Design-Build Construction Past Performance

Construction Services

On-Site Project Manager Responsibility

Other responsibilities of Panzica Construction Company in our role as project manager include, but are not limited to, the following areas:

- Ongoing daily supervision and coordination.
- Insuring that all subcontractors are current in the Workers' Compensation, insurance coverages, permits, licenses, etc.
- Careful monitoring of required submissions during the "shop drawing review" process insuring that timely submission is maintained along with the associated review and return to the subcontractor.
- Ongoing monthly monitoring of pay requests from subcontractors insuring that the amount requested is consistent with the work completed.
- Monitoring and scheduling of all necessary inspections required by the entity having authority for the project.
- Recording and maintaining all changes on the project into a master set of "as-built" documents to be turned over to the owner at project closeout.

Punch-out

As the project nears completion, it is our role lead in the formation of punch lists for each of the subcontractors involved and, more important, demand that the punch list items are attended to in a timely manner in order not to impede the use of the facility.

Proper adjustments are made in the payment to the subcontractors in order to insure that all closeout documents are received as it relates to operations and maintenance manuals, written warranties, etc.

Warranty Phase Services

This phase, which typically equates to one year, will initially be used to assure that all systems are working as anticipated, that all items of construction are complete, and failure of any systems or materials are corrected or replaced. Panzica Construction Company respects the rights of those utilizing the new facility while any repair work is being done.

Additionally, our company cares to the point that the warranty period need not end after one year.

If something was not done right, Panzica Construction Company is more concerned about correcting the issue than we are about what it may cost. This commitment during the warranty phase typifies our entire attitude for the duration of the project and is, in deed, why Panzica Construction Company can state its company motto with pride and without hesitation "WE CARE".

Team Benefit & Integration into Project

The Panzica/Bowen team has a long history of successful collaboration and we are eager to bring these top three benefits to your project:

Commitment to Excellence: Our proposed team merges the strongest and most capable professionals from Panzica and Bowen that will deliver your transformed facility with the highest standards for quality, safety, and customer service. We are confident that our transparent and collaborative process will earn your trust in our work and accomplish your vision for this facility.

Commitment to Diversity: Our commitment to diversity goes beyond this project. Our team is dedicated to ensuring that local, diverse firms of all sizes have the opportunity to be involved in this project. Our community outreach program is an ongoing effort to assist emerging businesses so that these firms will become viable, successful leaders in the business community and grow our pool of reliable workforce.

Commitment to Community: Panzica and Bowen have been involved in the most complex renovations to our historical treasures such as the Cleveland Museum of Art & Severance Hall, as well as the resurgence of our city with recent projects including the Flats East Bank, One University Circle, and Centric. Our goal is always to leave a lasting impression on the businesses and communities we serve, and to add value to northeast Ohio area.

We Believe in Building Community

COMMUNITY

Panzica Construction is a full service construction management firm that has helped to build our community since 1956. Our team of employees is a cohesive group with a shared passion to build successful projects and lasting relationships with our clients. For 63 years our success is always measured first and foremost by client satisfaction.

COLLABORATION

We take pride in building relationships not only with our clients, but our subcontractors as well. Utilizing our vast database of pre-qualified tradespeople, we make sure your project receives the best quality for the best price. Collaborating with the industry's finest strengthens the performance of each trade and the project delivery overall.

COMMITMENT

Panzica is committed to providing our clients with unrivaled support throughout all phases of the construction process. Each project includes a warranty program that guarantees, even after we've completed the job, that your continued satisfaction is sustained. Our goal is to make a positive, lasting impact on your institution.



Cleveland Museum of Art



Severance Hall



One University Circle



Lakewood ICC

Panzica Community Involvement

Our team of employees is a cohesive group with a shared passion to build successful projects and lasting relationships with our clients. Both at work and at home, our team members are committed to the communities where we serve and live. We are proud to be a part of the rebuilding of our amazing city of Cleveland including our museums, concert halls, zoos, hospitals, schools, apartments, universities, libraries, police stations, hotels, and train stations.

PANZICA CITY OF CLEVELAND PROJECTS



Panzica and AKA Team are dedicated members of the ACE Mentor Program. Our employees volunteer their time to help build the workforce of tomorrow. In 2019, over \$140,000 in scholarships was distributed to students from 10 Greater Cleveland Schools.

OUR ACE MENTORS:



COMMUNITY, CORPORATE & CIVIC INVOLVEMENT

From board membership, to committees, fundraising efforts, monitorships and beyond, our employees are dedicated to countless causes and institutions in our city. We believe in building community!



Lakewood ICC

Letters of Recommendation



City of Cleveland

Jane L. Campbell, Mayor

Office of the Mayor

601 Lakeside Avenue, Room 202
Cleveland, Ohio 44114-1015
216/664-3990 Fax: 216/420-7700
www.cityofcleveland.org

Panzica Construction Company, Inc.
735 Beta Drive
Mayfield Village, Ohio 44143

To Whom it May Concern:

Over the last 18 months, the City of Cleveland has had the pleasure of working with Panzica Construction Company, Inc. to complete the Justice Center Garage and Plaza Renovations. The scope of this work included complete replacement of below-grade parking decks, and was both time sensitive and security sensitive in nature. The contract price for this project was \$7,270,000.

As a matter of record, Panzica Construction Company, Inc. provided excellent service and consideration for the City's special needs. As well, they provided a level of craftsmanship, which the City considers to be first rate for the industry. It was our pleasure to work with Panzica Construction Company, Inc., and we will not hesitate to again use them in the future.

Sincerely,

David McGuirk,
Chief Operating Officer
Office of the Mayor

An Equal Opportunity Employer



Lakewood ICC

Letters of Recommendation



15425 Detroit Avenue • Lakewood, Ohio 44107-3890 • 216/226-8275

September 21, 2012

Mark Panzica, P.E.
Panzica Construction Company
735 Beta Drive
Mayfield Hts., OH 44143

Dear Mr. Panzica,

I wanted to take a moment to thank you for the outstanding work you and The Panzica Construction Company have done to make the Lakewood Public Library building project a success. From the early planning stages, through the challenging construction and renovation of the Main Library and continuing to this day as you provide valuable advice on both the long-term and short-term maintenance of our facility, you have been patient, professional and responsive to our many needs.

It was a big project—not only because we doubled in size—but because our fifteen million dollar renovation was designed by Robert A.M. Stern, one of the most renowned architects in the world today. We were out of our element, but you stepped up to the challenge and fulfilled Stern's ambitious vision—creating a new Library from scratch while retaining beloved elements of the original.

We are fortunate to live in a city that treats its Library like the heart of the community and makes the most of its resources every day. Needless to say, the renovation of Main Library has been very well received by our patrons. The various numbers we use to measure our success continue to soar even as we expand our services to fill every corner of this beautiful building. We hope you take great pride in this. The true reward for your hard work will continue to pay off for generations to come.

In short, I believe that the Panzica Construction Company sets the standard of excellence in construction management. You and your team are simply the best.

Sincerely yours,

James Crawford, Director
Lakewood Public Library

Letters of Recommendation



DENNIS M. CLOUGH, MAYOR



www.cityofwestlake.org

ENGINEERING DEPARTMENT

27700 Hilliard Blvd.
Westlake, OH 44145

Phone 440.617.4145
Fax 440.617.4189

October 1, 2018

Mr. Mark Panzica
Panzica Construction Company
735 Beta Drive
Mayfield Village, OH 44143

Dear Mark:

Congratulations on the successful completion of Market Square and the three Parking Garages at Crocker Park. We were pleased to have been teamed with your firm on this project and sincerely enjoyed working with you and your staff over the past few years. Together we overcame some difficult obstacles, but now have a project of which we both can be extremely proud.

Panzica Construction Company's attitude of "roll up the sleeves and get it done," is unsurpassed and made all construction issues appear to be minor in view of the ultimate project goals of completing the project on time, on budget and with the highest quality obtainable.

I would like to personally commend your senior project manager, Jeff Walters, and your estimating department on their cost control efforts, which kept the project on track and within our budget constraints. Furthermore, the weekly Owner/Architect/Manager meetings Panzica established kept our team fully informed throughout the life of this complex project.

The City of Westlake looks forward to working with your firm again in the future and I would be most happy to highly recommend Panzica Construction Company to anyone seeking a qualified construction manager.

Sincerely,

A handwritten signature in green ink, appearing to read "R. Kelly", written over the word "Sincerely,".

Robert P. Kelly
Director of Engineering
City of Westlake



Lakewood ICC

Letters of Recommendation



Feb 28, 2013

**Label and Packaging
Materials – North America**

8080 Norton Parkway
Mentor, Ohio 44060
Phone 440.534.6000

Panzica Construction
739 Beta Drive
Mayfield Village, OH 44143

Dear Mr. Panzica:

As we wind down on the building expansion project for Avery Dennison Bldg 22 in Mentor, OH I thought it appropriate to take a moment and recognize someone who stood above the crowd with respect to Project Execution, Customer Service and Safety.

Being a Project Manager, I know first-hand how difficult it is to balance project performance against customer needs while maintaining a harmonious workforce and a safe work environment. Mike Picciano did an excellent job in all these respects. His attention to detail and orchestration was top notch. He proactively interacted with us on all aspects of the project and made safety a real priority. Through his efforts, we were able to keep the project on track while handling the many changes and upgrades that flowed from this undertaking. All this was done while maintaining the highest quality of workmanship.

Mike maintained a high degree of professionalism throughout the project and held everyone to that high standard. As a result, the work team functioned well together, maintained a neat and orderly construction site and treated each other and the customer with the utmost respect. This changed what could have been a high stress environment into one that was highly productive and collaborative.

Lastly, I would be remiss if I didn't specifically call out the high degree with which Mike embraced the safety of the job site. His personal intervention as new workers joined the team helped set a high expectation among the work force. This was maintained throughout the construction.

From my viewpoint, the success and timely execution of the project, the quality of the workmanship and the harmonious and collaborative work environment were a direct result of Mike's leadership. Thanks to Mike and everyone at Panzica for a job well done.

Best wishes

A handwritten signature in blue ink, appearing to read 'Ron Sieloff'.

Ron Sieloff PhD PMP NPD
Lab Safety and Compliance Officer

Cc Dave Valentine



Lakewood ICC

Letters of Recommendation



25325 FAIRMOUNT BLVD • BEACHWOOD • OHIO 44122 • (216) 292-1901 • FAX (216) 292-1984

MAYOR
MERLE S. GORDEN

Mr. Timothy Panzica
Executive Vice President
Panzica Construction Company, Inc.
735 Beta Drive
Mayfield Village, OH 44143

Dear Mr. Panzica:

The City of Beachwood entered into a contract with Panzica Construction Company on November 30, 2005 for an addition to, and the remodel of our Community Center. This was a design/build project which gave the City more control of the process.

Mr. Tim Panzica and Mr. Jeff Walters were both closely involved in the whole process. Communication plus your attention to detail were instrumental in making the project successful. The project was completed both on time and within budget. The City of Beachwood has been very satisfied with Panzica Construction Company on past projects you have done for us as well.

The City is quite proud of its new Community Center and it is my pleasure to write on behalf of the Panzica Construction Company and recommend them. I offer my confidence in your ability to complete successful projects.

Sincerely,

A handwritten signature in black ink that reads "Merle S. Gordon".

Merle S. Gordon, Mayor
City of Beachwood

MSG/pv



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